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Master Developer

VITA, INC.
Planning & Landscape Architecture

STONEBRAE

DESIGN GUIDELINES
November 2005

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PREFACE

These Design Guidelines (Guidelines) provide guidance for all development and construction—new buildings, building additions, sitework and landscaping—as well as any subsequent changes or alterations to previously approved plans or existing homes. The Guidelines will be utilized by the City and administered by the Master Developer Design Review Committee (DRC) in accordance with procedures set forth herein and in the Stonebrae Master Declaration of Restrictions (CC&Rs). In the event of any conflict between the Design Guidelines and the CC&Rs, the CC&Rs shall govern and control.

All development in Stonebrae is subject to a Vesting Tentative Map, Planned Development Permit, Development Agreement and these Community Design Guidelines approved by the City of Hayward. Guest Builders shall familiarize themselves with those City or other project approvals that affect the property where they propose to build.

The DRC evaluates all development proposals on the basis of prior approvals and the Design Guidelines. Some of the Guidelines are written as broad standards subject to certain interpretation. Other Guidelines, such as building height or setbacks, are more definitive, or absolute design parameters, and in many cases parallel City and building code requirements or project approval documents. It is the intention in these Design Guidelines that all Improvements comply with these absolute standards. In the event of conflict with local planning or zoning code or project approval documents, these Design Guidelines, as approved by the City, shall govern. Site plan review shall occur only if the Planning Director determines that the issuance of a building permit would be incompatible with the Stonebrae Design Guidelines. See Appendix G for project approval documents.

The illustrations in this document convey concepts and do not portray specific plans for construction. Plans may be modified at any time at the sole discretion of the Master Developer. The purpose of these Guidelines is not to create look-alike structures or other Improvements; it is to ensure that designs are compatible with the design objectives of the whole Community. To that end, the DRC reserves the right to require design modifications or additions that, though not specifically contained in the Guideline text or illustrations, are within the spirit and intent of the Guidelines and the design objectives of the Community. These Guidelines are binding on any persons, company or firm that intends to construct, reconstruct or modify any permanent or temporary Improvements in the Community.

The Guidelines may be amended from time to time by the Master Developer with the concurrence of the City Planning Director. It is the Guest Builder's responsibility to obtain the current Guidelines and carefully review all applicable sections of the CC&Rs and City approvals. Any such conflicts identified by the Guest Builder shall be immediately brought to the attention of the Master Developer.

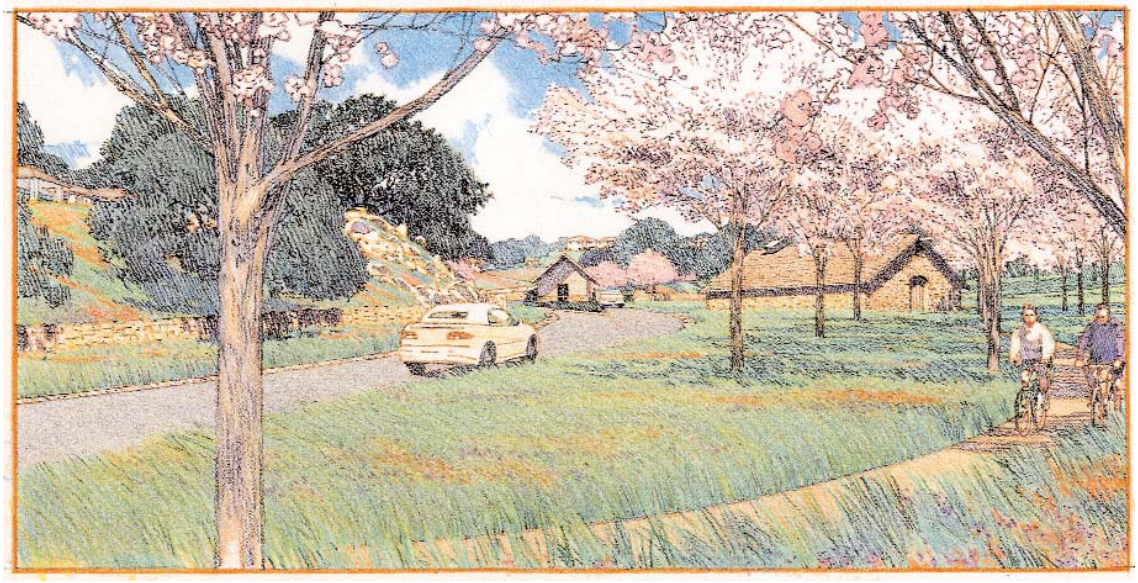
The Guest Builder will be asked to prepare construction documents and submit to the Design Review Committee (DRC) for approval prior to commencing construction. The Guest Builder may submit alternate design solutions to the Design Review Committee (DRC) for their review. Approval by the DRC is not equal to approval by the City of Hayward, and the Guest Builder is required to obtain building permits and all other required City approvals.

1 Stonebrae Design Guideline Philosophy

2 Site and Landscape

7 Construction and Builder Regulations

Appendices



1 STONEBRAE DESIGN GUIDELINE PHILOSOPHY

1.1 An Introduction to the Stonebrae Community

Stonebrae Country Club draws upon the tradition of Hayward's considerable history and early 20th century neighborhoods. Through the lens of its rolling country landscape and wide open spaces, Stonebrae will unfold as an elegant new home Community set into an extraordinary landscape and a sensitively designed links-style golf course.

Hayward has changed dynamically throughout its history from a ranching and farming community to a thriving business and residential community. This history is the cornerstone upon which Stonebrae rests. Residents will enjoy a Community that alludes to the past in a pastoral setting, yet incorporates the conveniences of the modern era. Pedestrian connections to the golf course, neighborhood parks, the elementary school, open spaces and the surrounding East Bay Regional Park District all add to the uniqueness of Stonebrae.

The Stonebrae design philosophy is based on the following objectives:

- Reinforce Community identity by creating gathering spaces throughout the development to encourage social interaction between residents.
- Encourage pedestrian, bicycle and golf cart or NEV (Neighborhood Electric Vehicle) transportation modes. Establish opportunities for daily activities to occur within walking distance of home. Plan garage and street designs to encourage use of golf carts.
- Establish multi-purpose trails that maximize public and residents' exposure to the surrounding scenic parklands, while protecting privacy and wildlife habitat.
- Create Community and landscape design that responds to the local hill top climate and topography.
- Celebrate the history of Hayward through landscape and architectural design.
- Create a unique open space and golf-oriented Community with character sufficient to become a celebrated destination.

1.2 THE COMMUNITY PLAN

Stonebrae is situated on approximately 1,642 acres of the Walpert Ridge in Hayward, California. Much of the site has views of both the San Francisco Bay to the west and the Pleasanton Range to the east. The project site has an abundance of natural amenities, such as oak woodlands, rock outcrops, steep undulating terrain and multiple wildlife corridors. Another significant amenity of the project is its proximity, on its northern, western and southern boundaries, to the East Bay Regional Park District's Garin/Dry Creek Pioneer Park, with over 3,082 acres of open space and 20 miles of walking trails.

Extensive effort has been made to preserve and enhance 1,200 acres of the Stonebrae site for existing wetlands, rock outcrops, mature trees and habitat for the Red Legged Frog and the Alameda Whipsnake. Of the 1,200 acres, one thousand acres will be dedicated to the East Bay Regional Park District, who will assume conservation management for the habitat. This open space also will provide a crucial link in the Bay Area Ridge Trail system. The dedicated lands to East Bay Regional Park District, coupled with the project's golf course, private open space, Paseo parkways and public open space, equates to 90% of the property being devoted to open space and recreational uses.

Stonebrae will be a balance between the natural site attributes and man-made amenities, such as Paseos, neighborhood parks and play areas, and a championship golf course. The result of this balance is a refined and appealing place to live that provides residents an escape from the norm of sprawling urban growth as well as differentiating Stonebrae from other country club communities.

The following sections will address the elements of the Community design, the Master Developer implemented Improvements and the specific requirements for the Guest Builder Improvements.

LEGEND

	Canopy Trees
	Ornamental Trees
	Orchard Trees
	Existing Trees
	Meadow/Wildflower planting
	Shrub Planting
	Residential On-Lot Planting

Note: Conceptual plan only based upon October 2005 landscape plans. See City approved landscape plans.

FAIRVIEW AVENUE
ARUNDEL PLACE
DRUMMOND DRIVE
CARRICK CIRCLE
ARUNDEL DRIVE
CARRICK CT.
CARRICK CIRCLE
ARUNDEL ROAD
DRUMMOND DRIVE
PROMINENCE
HAYWARD BOULEVARD
STONEBRAE COUNTRY CLUB DRIVE
ARUNDEL DRIVE
CARRICK DRIVE

PHASE 1 COMMUNITY PLAN

2 SITE AND LANDSCAPE

2.1 MASTER DEVELOPER IMPLEMENTED IMPROVEMENTS

To establish the overall Community character and form, the Master Developer will implement Improvements along Stonebrae Club Drive, the neighborhood parks, golf course and club and select streetscapes. The following sections explain the division of work between Master Developer and Guest Builder(s) and summarizes site work and Community design elements implemented by the Master Developer.

2.1.1 LANDSCAPE IMPROVEMENT RESPONSIBILITY PLAN

The Responsibility Key Plan (Page 2-5) differentiates the general division of work between Master Developer and Guest Builder.

2.1.2 Summary of Master Developer Installed Improvements

The Master Developer will implement the entry landscape at the intersection of Hayward Boulevard and Fairview Avenue. The entry is designed to reflect the agricultural heritage of the area and will be punctuated by low stone walls and plantings that are consistent with the agrarian theme. The main drive and Paseo landscaping and Community elements such as walls and monuments shall also be installed by the Master Developer. These Community amenities and features will provide the Guest Builder with examples of materials and installation methods that shall be followed throughout the Community.

The Master Developer will install all streets, from the entry drive to the neighborhood streets. The neighborhood street character will evolve from the streetscape design, which designates a variety of trees and groundplane treatment for diversity within the neighborhoods.

Neighborhood Parks

The neighborhood parks in Stonebrae will be installed by the Master Developer. Each park has a unique design that will provide residents with a variety of recreation activities as well as areas to relax and socialize. All neighborhood parks will be completed no later than occupancy of 80% of the Lots in the Village that the park is located in.

2.2 Guest Builder Implemented Improvements

2.2.1 Site and Landscape Objectives

The following are the main objectives for site work and landscape for the Guest Builder installed Improvements:

- *To ensure smooth transitions from Master Developer installed Improvements to the Guest Builder or private Homeowner installed Improvements.*
- *To ensure a high level of quality and consistency in construction methods and materials.*
- *To design and implement landscapes that support the Community vision.*
- *To create a contiguous landscape throughout the Community that responds to local climate and provides a landscaped connection to existing open spaces.*

2.2.2 Neighborhood Streetscape Guidelines

The Master Developer will install landscape along the major streets, select neighborhood streets and in Community open spaces and parks. In most cases, this landscape is parallel to the street frontage and shall not be removed, except for driveway installation, utility connections and minor grade tie-ins. It will be incorporated into the overall design of the Lot.

On most neighborhood streets, tree planting, along with ground plane treatment, will be the Guest Builder's responsibility. Refer to Responsibility Key Plan (Page 2-5) for specific areas of Guest Builder responsibility. Planting material and spacing has been designed and determined by the Master Developer and shall be implemented by the Guest Builder in accordance with the construction documents available from the Master Developer.

The Guest Builder shall restore to its original condition any landscaping damaged by its activities, replacing with the exact species and size of material that was damaged.

Neighborhood Street Tree Planting on Lots

The street tree palette includes a variety of trees that offer seasonal interest and unique qualities that will assist in defining neighborhoods. Specific trees have been designated by neighborhood and the Guest Builder shall install the tree variety specified in the construction documents. A selection of flowering trees has been chosen for intersections and other areas of special interest. Plant material that is native and fire and deer resistant are encouraged. The Guest Builder may choose from the approved list or provide suitable substitutions for review by the DRC. See Street Tree Planting Plan (Page 2-7) for conceptual planting plans for each Village. The Master Developer intends to purchase trees in bulk to be utilized for planting in the neighborhood, and will require that street trees to be planted by the Owner or Guest Builder be acquired from the Master Developer.

Neighborhood Ground Plane Planting

The ground plane palette has been designed in conjunction with the street tree planting and offers low maintenance options for specific streets. In general, the on-Lot streetscape ground plane planting shall be a mixture of lawn, groundcover and shrubs. A mixture of shrubs, groundcover, wildflowers and grasses has been designated for the Common Area neighborhood streetscape.

The Guest Builder shall install the ground plane on private Lots. The Master-Developer will install parks, common areas, open and connector spaces in accordance with the improvement plans.

Approved plant materials are listed in Appendix B, Approved Plant List.

LEGEND

	Master Developer Installed Improvements
	Guest Builder Installed Improvements

WATER TANK
WATER QUALITY POND
ARUNDEL PLACE
DRUMMOND DRIVE
PARK
CARRICK CIRCLE
GREEN SPACE
FAIRVIEW AVENUE
ARUNDEL DRIVE
CARRICK CT.
PARK
PARK
ARUNDEL ROAD
CARRICK CIRCLE
GREEN SPACE
DRUMMOND DRIVE
PARK
HAYWARD BOULEVARD
ENTRY CIRCLE
GREEN SPACE
ARUNDEL DRIVE
COMMON AREA
STONEBRAE COUNTRY CLUB DRIVE
COMMON AREA
CARRICK DRIVE
GOLF COURSE HOLE 3

PHASE 1
RESPONSIBILITY KEY PLAN

LEGEND

	Street Trees
	Accent Trees
	Orchard Trees

Note: Conceptual plan only. See City approved landscape plans.

PHASE 1 STREET TREE PLANTING PLAN

2.2.3 Grading and Drainage

Lots presented to the Guest Builder will be subdivided and graded to proposed pad elevations. If the Guest Builder would like to make minor adjustments, they will be evaluated on a case-by-case basis and the Guest Builder must submit proposed changes to the DRC for approval prior to any required submittals to the City and prior to construction. Any changes to grading or drainage must adhere to the Guidelines below:

Objectives

- *To blend new Lot Improvements with adjacent Lots and/or Common Areas.*
- *To ensure drainage Improvements are compatible with adjacent Lots or Common Areas.*
- *To ensure drainage Improvements conform with local and regional Stormwater Pollution Prevention plans and programs, and other applicable regulatory requirements and approvals.*

Grading Guidelines

The following apply only to post-mass grading activities by Guest Builder and/or Homeowner.

- Additional on-Lot grading shall not cause any on-site or off-site erosion, even during construction.
- Slopes shall not exceed 2:1. When 2:1 slopes are used, their visibility shall be minimized and have a landscape treatment that helps mitigate the abrupt visual character of the slope.
- All grading shall be completed within the interior of the Lot and shall not impose offsite drainage onto adjacent Lots.
- Cut and Fill quantities from grading operations shall generally balance on site.
- No changes shall be made to the existing drainage patterns on any Lot that could cause an adverse effect upon another Guest Builder and/or Homeowner. No cross Lot drainage is allowed.

- Grading will be accomplished using naturalistic grading techniques contained in the City of Hayward's *Hillside Design Guidelines* and the City's *Grading Ordinance*.
- No materials are to be stored beneath the dripline of existing trees to remain. Fencing, per City standards, is required during construction to protect existing trees.
- Placement of any structure, including fencing, within 10' of the top of slope is prohibited unless reviewed and approved by a registered Geotechinical Engineer.
- Runoff from impervious surfaces such as patios and driveways shall be directed away from native/naturalized areas, wetlands and waterways unless first filtered.

2.2.4 Driveways

Objectives

- *To encourage the use of materials that complement the architectural style of the house and blend with adjacent paving.*
- *To minimize the quantity and visibility of paving in the front yard.*
- *To minimize use of reflective materials.*

Guidelines

- All driveways are to follow alignments that minimize grading or other disruption to the site. The driveway and garage layouts are to minimize the visibility of the garage doors and driveways from the street and adjoining Lots. Refer to Section 4.1.4, Garages.
- If driveway relocation impacts street tree location, the quantity, variety and size of all impacted trees must be identified and all trees relocated.
- Adjacent Lots with reverse garages must provide a minimum of 10 feet between driveways to allow for one street tree.
- For smaller Lots, driveway aprons will be no more than 18 feet in width and 20 feet at the curb cut. Driveways may be wider behind the front yard setback to accomodate vehicular access to the garage.
- Driveway paving shall match or be similar in style and/or color to pathways. A maximum of two driveway materials are permitted. Materials

will include decorative concrete finishes such as exposed agregate or other quality decorative paving. Paving color tones will be complementary to the architecture.

- Concrete paving shall be integrally colored or stained and have a textured finish. Field applications of very light concrete are prohibited.
- The use of porous and/or permeable paving solutions is encouraged.

2.2.5 Paving and Stairs

Objectives

- *To create continuity of materials and methods of construction from public to private space.*
- *To utilize materials that complement the architecture and materials of the*

Tile/Pavers

Natural Stone

Brick

Driveways and Visible Paths - Materials and Colors

building.

- *To reinforce Community image through the use of quality materials.*

- *To minimize storm water runoff.*

General Paving Guidelines

- The use of natural materials such as stone, tile and/or decomposed granite is encouraged on residential Lots. Concrete may be used provided it is colored and textured to complement the Residence. Grey, broom or trowel finished concrete is prohibited from any areas visible from the street or Common Areas. Very light concrete is prohibited
- The use of porous and/or permeable paving solutions is encouraged.

Community Sidewalks, Handicap Ramps and Crosswalks

- Paving outside of residential Lots that the Guest Builder may be required to implement is shown on the Responsibility Key Plan (Page 2-5). It must follow the layout and specifications set forth in the construction documents available from the Master Developer.

- Paving material will match material type, color and installation method of all Community paving material installed by Master Developer.

Residential On-Lot Paving

- The Guest Builder is required to use quality paving materials throughout the homesite.
- The Guest Builder is limited to four paving materials for Improvements on the residential Lot, which includes a maximum of two driveway materials and a maximum of two pathway and patio materials. Stepping stones may be incorporated if the stone is used elsewhere on the Lot. See Page 2-12 for examples of materials and colors.

2.2.6 Walls, Fences and Gates

Objectives

- *To construct walls, fences and gates that borrow from the architectural styles designated for the Community.*
- *To design walls, fences and gates that are related to and are natural extensions of the buildings.*
- *To achieve privacy through low walls and careful building and planting design, thereby minimizing the need for higher privacy walls and fences.*

Front Yard Treatments

- The front yard is defined as that portion of the Lot that extends from the back of curb to the face of both the Residence and of any sideyard fence or, if no such fence, 15 feet behind the face of the home.
- Structures and landscape not only provide privacy for the Homeowner, but also define the streetscape edge. Accordingly, the treatment of the front yard property edge is a crucial element in the overall feel of the Community. Therefore, a variety of options shall be implemented by the Guest Builder to provide interest along the street and protect Community objectives.
- There are four front property line treatments and they address structure, landscaping and/or grading. For specific heights and material Guidelines refer to the individual sections. The four different treatments are as follows: general wall and fence, retaining wall, freestanding wall, fences and gates.

- Perimeter or property line walls and fences will be installed by the Master-Developer or Guest Builder in accordance with the fencing plan. The below criteria apply to interior lot conditions such as walls and fences in front yards.

General Wall and Fence Guidelines

- In the front yard, low walls rather than high, may be used. to achieve privacy while preserving visual connections to the street. Freestanding walls and fences parallel to the front property line shall not exceed three feet. Front courtyards and freestanding walls must be appropriate to the residence style and consider sight lines and other factors.

- Free-standing residential lot walls and fences in side and rear yards shall not exceed 6 feet. Arbors and gates may not exceed 8 feet (see Section 2.2.7, Landscape Structures).

- Approved wall materials include plaster or stucco finishes, architectural concrete, wood and/or stone. The minimum thickness of walls shall be 6 inches for front and side yard walls. In addition, ornamental iron and/or decorative tiles should be incorporated into wall designs where related to the architectural style of the Residence.

- There are several different uses for interior fences on the private Lot, such as: privacy, viewfencing, pool and rear yard pet enclosure. There is flexibility in material depending on the use and location within the Lot.

  In general, metal or vinyl clad cyclone fence will not be permitted, however, metal, vinyl-clad cyclone, or chain link fence will be permitted in rear or side yards where not visible from the street or golf course. Decorative metal or other designs that are compatible with the character of the home are required where visible.

- Wall and fence designs shall be designed to be compatible with the architectural style of the home and with walls and fences on adjacent Lots and/or Common Areas. If walls/fences exist that abut the applicant's property, these must be shown on the applicant's site and landscape plans.

- Planting material, at top and base of wall offsets, and recesses shall be used to soften the appearance of walls and non-view fences.

Retaining Wall Guidelines

- The maximum height of retaining walls is 6 feet as measured from the lowest finished grade level to the top of the wall. Retaining walls include any wall that retains earth 2 feet or more in depth. Retaining walls shall be built to extend and/or blend with the existing topography.
- Acceptable finish materials for retaining walls include: integral colored stucco, adobe, faux stone and/or natural stone. If stone is used, the designated Stonebrae Community stone, or approved alternate, is required and must be installed per Master Developer specifications.

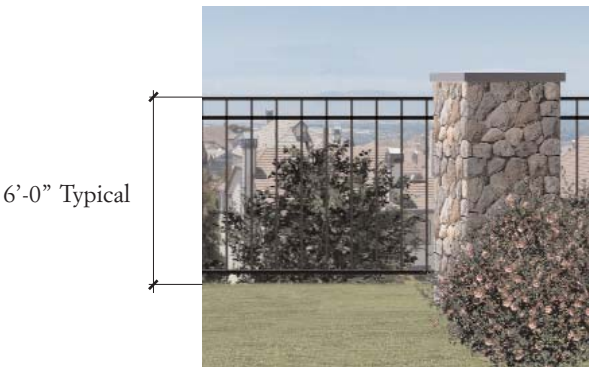
Freestanding Wall Guidelines

- Acceptable materials for freestanding walls include: integral colored stucco, adobe, wood and/or natural or faux stone. If stone is used, the designated Stonebrae Community stone, or approved alternate, is required and must be installed per Master Developer specifications.
- Walls that are 6 inches or less in width and can be seen from public areas shall have a wider treatment at the end to create an illusion of mass.

Fences and Gates

The Master-Developer's fencing plan shall be followed. It addresses major fence types, including view and good neighbor fences. View fencing will enhance views to the Bay, golf course, surrounding open space, and other amenities. The Guest Builder shall install side yard fences.

- Fence design shall complement the architectural style of the Residence in material, style and color. Only one fence style is allowed in the front and side yards that are visible from the street.
- Non-view fencing visible from the street, the golf course or open space must be landscaped to avoid long stretches of bare fence or wall. Long stretches are defined as lengths longer than 30 feet.



2.2.7 Landscape Structures

Objectives

- *To design the Guest Builder and/or Homeowners' private space without impacting the neighborhood streetscape.*
- *To design landscape structures that appear as extensions and/or additional building components of the main Residence.*
- *To incorporate landscape structures which help to ameliorate the climate and create shade, shadow and texture.*
- *To create a ceiling plane for outdoor spaces.*

Guidelines

- Side yard gates to the private Residence from the public street may not exceed the 6 foot height limit. Entryways to the Residence may exceed 6 feet upon approval of the DRC.
- Landscape structures such as arbors, porches, and/or decks must complement the architectural style of the Residence.
- Landscape structures are to be visually subordinate to the main Residence. Accordingly, the height and visual mass of an outdoor structure shall be substantially less than that of the main Residence, e.g. typically one story.
- All accessory structures and decks shall be reviewed by the DRC. Decks shall be consistent with the style, finish level and materials of the home. The DRC may require additional engineering review. The Guest Builder is responsible for any required City permits.
- Use dark color tones for Accessory Structures visible from off site or golf course.

2.2.8 Residential On-Lot Planting

Objectives

- *To soften building facades*
- *To utilize plant materials to define outdoor rooms, frame views, create privacy and/or provide landscape focal points.*
- *To utilize landscape techniques and plant materials that are sensitive to water conservation; fire safety techniques and, when possible, deer resistant.*
- *To utilize appropriate plant materials and designs that do not negatively impact views from adjacent Lots and the public realm.*
- *To ensure the private Lot landscape meets the minimum requirements and all areas of disturbance are treated.*

General Planting Guidelines

Residential landscape design at Stonebrae shall correspond to the overall framework of the Community. Landscaping shall help to integrate new structures and outdoor Improvements while adhering to specific planting guidelines for each Village. Plantings are to be designed to help define use areas on individual Lots, to screen outdoor service areas and other Improvements from adjacent homes and off-site views and to enhance important views.

- An Approved Plant List that includes indigenous and ornamental plant materials is located in Appendix B, Approved Plant List. The Homeowner/Guest Builder must use these plants. Proposed species that are not on the Approved Plant List shall be identified on all landscape submissions with a full description of the plant and why it is proposed for use. The DRC reserves the right to reject any plant they find incompatible with the overall design intent.
- A prohibited plant list is included in Appendix C, Prohibited Plant Material List. These plants represent species with characteristics that are potentially destructive to the native landscape, have weed-like tendencies or are in conflict with the intent of these Guidelines. Under no circumstances may a plant from the prohibited plant list be used.

- The Master Developer will be responsible for planting of the Paseo and secondary Paseo parkways and Common Areas. Guest Builders within each Village will plant the specified street trees. The DRC shall review-landscape plans for any Lot abutting the golf course, the Paseos or Fairview Avenue for adequate screening of the homes from these public areas and contribution to providing a cohesive neighborhood appearance for each Village. Guest Builders will design and install City required front, side or corner yard landscaping prior to occupancy of the homes. Any rear yard landscaping shall be designed and installed as required by the City.

- Areas that have been previously landscaped by the Master Developer shall be protected from damage during construction. The Guest Builder shall restore to its original condition any landscaping damaged by its activities replacing with the exact species and size of material that was damaged.

- All plant material shall meet the requirements of the "American Standards for Nursery Stock-ANSI Z60.1."

- All planting beds shall be top-dressed with 2 inches of bark or similar mulch as approved by the DRC. No colored gravel is permitted.

- Landscape plans must address requirements found in the Water Conservation Ordinance and other applicable City documents.

- All landscape plans shall be reviewed by the DRC for consistency with the Design Guidelines, the approved plant palette, and the Conceptual Fuel Management Plan.

- Exclusive of street trees, each front yard should have a small/medium size tree that will reach 15 to 25 feet at maturity, based on the street tree palette found in Appendix B, Approved Plant List.

- The portion of the Lots that front a street will have a 6-foot Public Utility Easement (PUE) and a 10 to 15-foot planting area for required street trees that overlaps with the PUE. This area will be planted by the Guest Builder in a manner that avoids utility lines and structures and will be maintained by the Homeowner. Linear root barriers should be used when necessary along PUE easements.

- Tree and shrub plantings, or "green breaks," shall be used between and within the rear of adjacent yards to break up the roofline of homes, and will follow the planting guidelines established in the Conceptual Fuel Management Plan.

- Select plants that are the appropriate size and shape for the yard being designed. Keep the mature size in mind to avoid the need for excessive

and/or continual pruning in the future, particularly in narrow side yards.

- For on-lot trees, consider the use of deciduous varieties on the south and west sides so that the winter sun may access the house and yard. The location of each tree should take into account the mature canopy of the tree and should be planted with sufficient clearence from the building, the roof, or other obstructions. All trees shall be planted a minimum 10 feet from any street light and approximately 5 feet from any utility service line. Protect all paving and foundations with root barriers as neccesary.
- All trees should be planted so that the mature canopy of the tree will not be within 10 feet of any fireplace chimney.
- Trees may not be topped, pollarded or severely pruned at anytime. All pruning is to be done to International Society of Arborculture Standards to maintain the natural form of the tree.
- Hedgegrows of trees are not allowed. Trees should be planted singly or in natural groupings.
- Shrubs of a single variety shall be massed and a limited palette employed to avoid a sporadic appearance.
- Jute netting is required to be installed on any slopes exceeding 3:1.

Planting Categories:

The Lot Planting Diagrams for the neighborhoods of Stonebrae have been divided into three basic categories based on the Lot's position in the neighborhood and both internal and external site views. See Residential On-Lot Planting Plan (Page 2-23). Following are the descriptions of the planting requirements for each Lot type.

Conventional Lot Tree Planting Requirements

- In addition to the Street Trees that the Guest Builder will plant, each Guest Builder or Owner shall plant on their Lots a minimum of one tree (24-inch box) for each 25 feet of street frontage or portion thereof depending on the size of the selected species; more may be required. For example, a Lot with 100 feet of street frontage would require a minimum of four trees to be planted. Trees may be planted at various locations throughout the Lot. Any proposed street trees to be installed in the front or side yard landscape areas may not be counted towards fulfilling this requirement. Corner Lots should use the longer of their two street frontages to calculate the number of trees required.

• Tree species are to be selected from Appendix B, Approved Plant List.

Conventional Lot Shrub Planting Requirements

• Plans shall include a mixture of trees, shrubs, groundcover and turf on each Lot, with spacing that reflects the mature sizes of plant materials. Shrubs shall be selected from Appendix B, Approved Plant List. See Conventional Lot Planting Diagram for illustration (Page 2-21).

End and Corner Lot Tree Planting Requirements

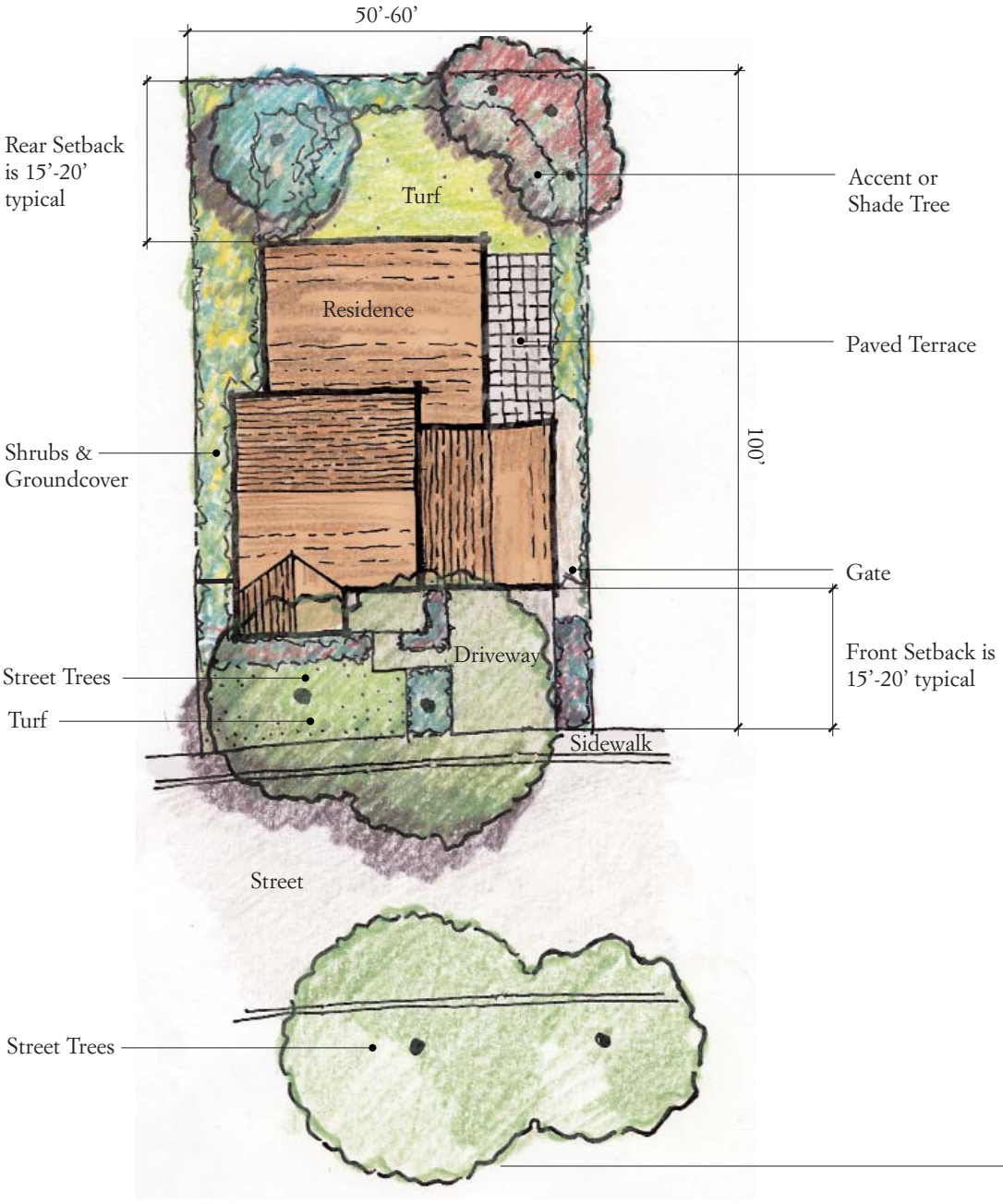
• Each Owner shall plant on their Lot a minimum of one tree (36-inch box minimum) for every 25 feet of street frontage or portion thereof. For example, a Lot with 100 feet of street frontage would require a minimum of four trees to be planted. Trees may be planted at various locations on the Lot, considering factors such as safety and sight lines from on and off Lots, and the location of street trees. Street trees may not be counted towards fulfilling this requirement. Corner Lots should use the longer of their two street frontages to calculate the number of trees required.

• Tree species are to be selected from the Appendix B, Approved Plant List.

CONVENTIONAL LOT PLANTING DIAGRAM

Requirements:

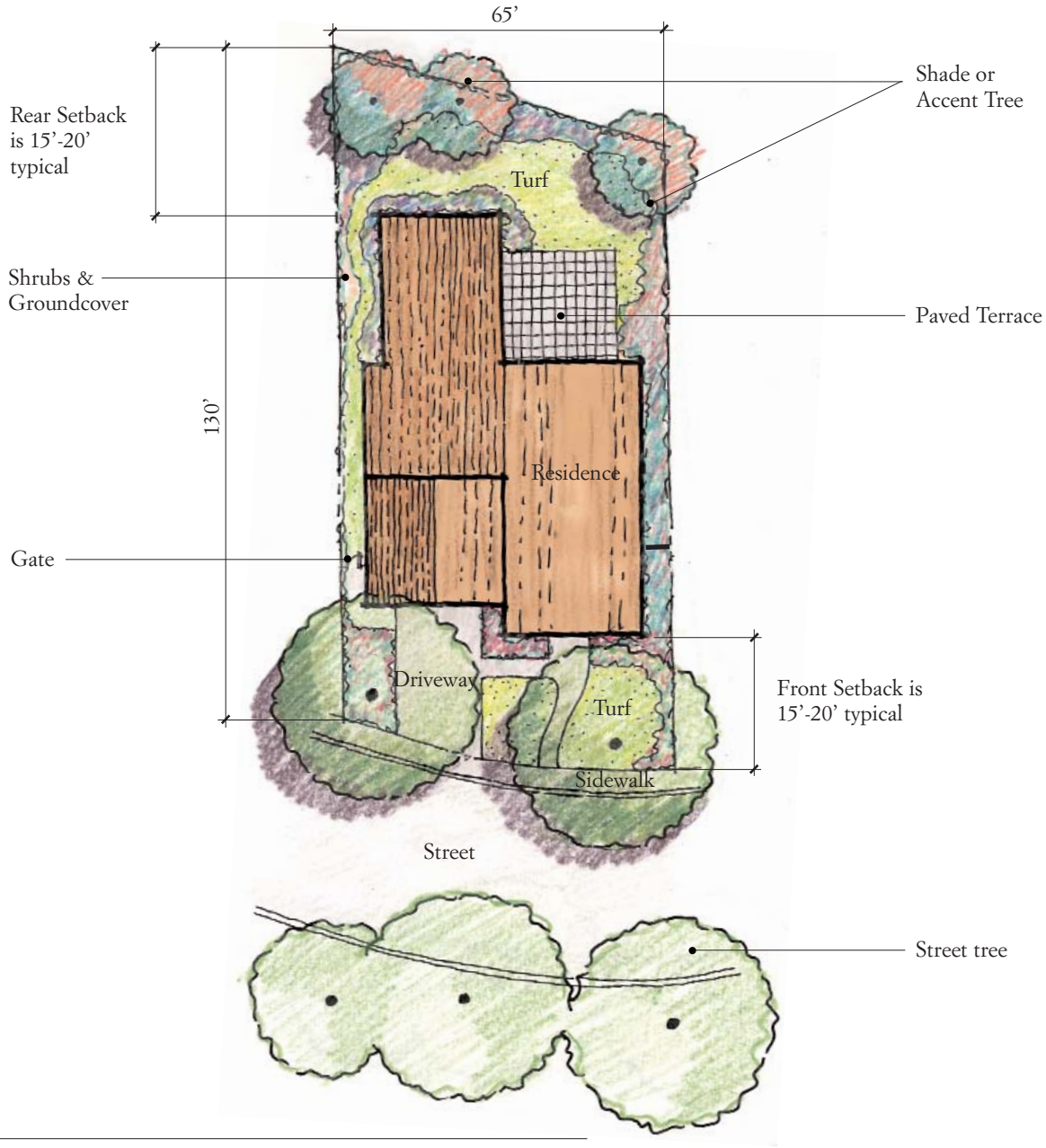
- One tree (24-inch box minimum) for each 25 feet of primary frontage, or portion thereof.
- Plans shall include a mixture of trees, shrubs, groundcover and turf with spacing that reflects the mature size of plant materials.
- Front yard turf area not to exceed 40% of the landscape area in front yard.
- These planting requirements are in addition to the Street Tree Planting Requirements.



END & CORNER LOT PLANTING DIAGRAM

Requirements:

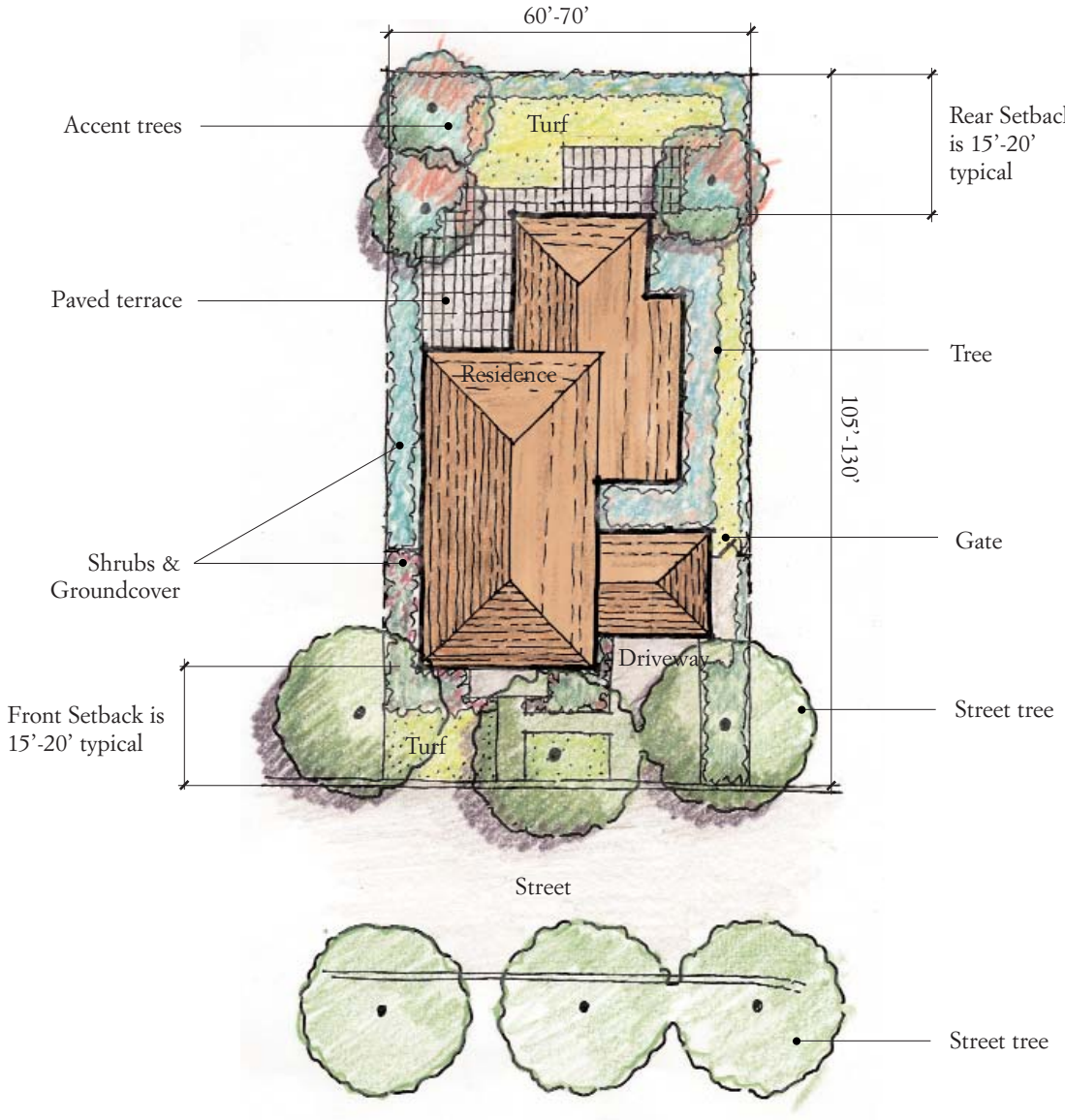
- One tree (36-inch box minimum) for each 25 feet of primary frontage, or portion thereof.
- Plans shall include a mixture of trees, shrubs, groundcover and turf with spacing that reflects the mature size of plant materials.
- Front yard turf area not to exceed 35% of the landscape area in front yard.
- These planting requirements are in addition to the Street Tree Planting Requirements.



ICON LOT PLANTING DIAGRAM

Requirements:

- One tree (48-inch box minimum) for each 25 feet of frontage, or portion thereof.
- Plans shall include a mixture of trees, shrubs, groundcover and turf with spacing that reflects the mature size of plant materials.
- Front yard turf area not to exceed 40% of the landscape area in front yard.
- These planting requirements are in addition to the Street Tree Planting



End and Corner Lot Shrub Planting Requirements

- Plans shall include a mixture of trees, shrubs, groundcover and turf on each Lot, with spacing that reflects the mature sizes of plant materials. Shrubs shall be selected from Appendix B, Approved Plant List. See End & Corner Lot Planting Diagram for illustration (Page 2-22).

Icon Lot Tree Planting Requirements

- Each Owner shall plant on their homes a minimum of one tree (48-inch box minimum) for every 25 feet of street frontage or portion thereof. For example, a Lot with 100 feet of street frontage would require a minimum of four trees to be planted. Trees may be planted at various locations throughout the Lot. Street trees may not be counted towards fulfilling this requirement. Corner Lots will use the shorter of their two street frontages to calculate the number of trees required.
- Tree species are to be selected from Appendix B, Approved Plant List.

Icon Lot Shrub Planting Requirements

- Plans shall include a mixture of trees, shrubs, groundcover and turf on each Lot, with spacing that reflects the mature sizes of plant materials. Shrubs shall be selected from Appendix B, Approved Plant List. Shrubs shall be selected from Appendix B, Approved Plant List. See Icon Lot Planting Diagram for illustration (Page 2-23).

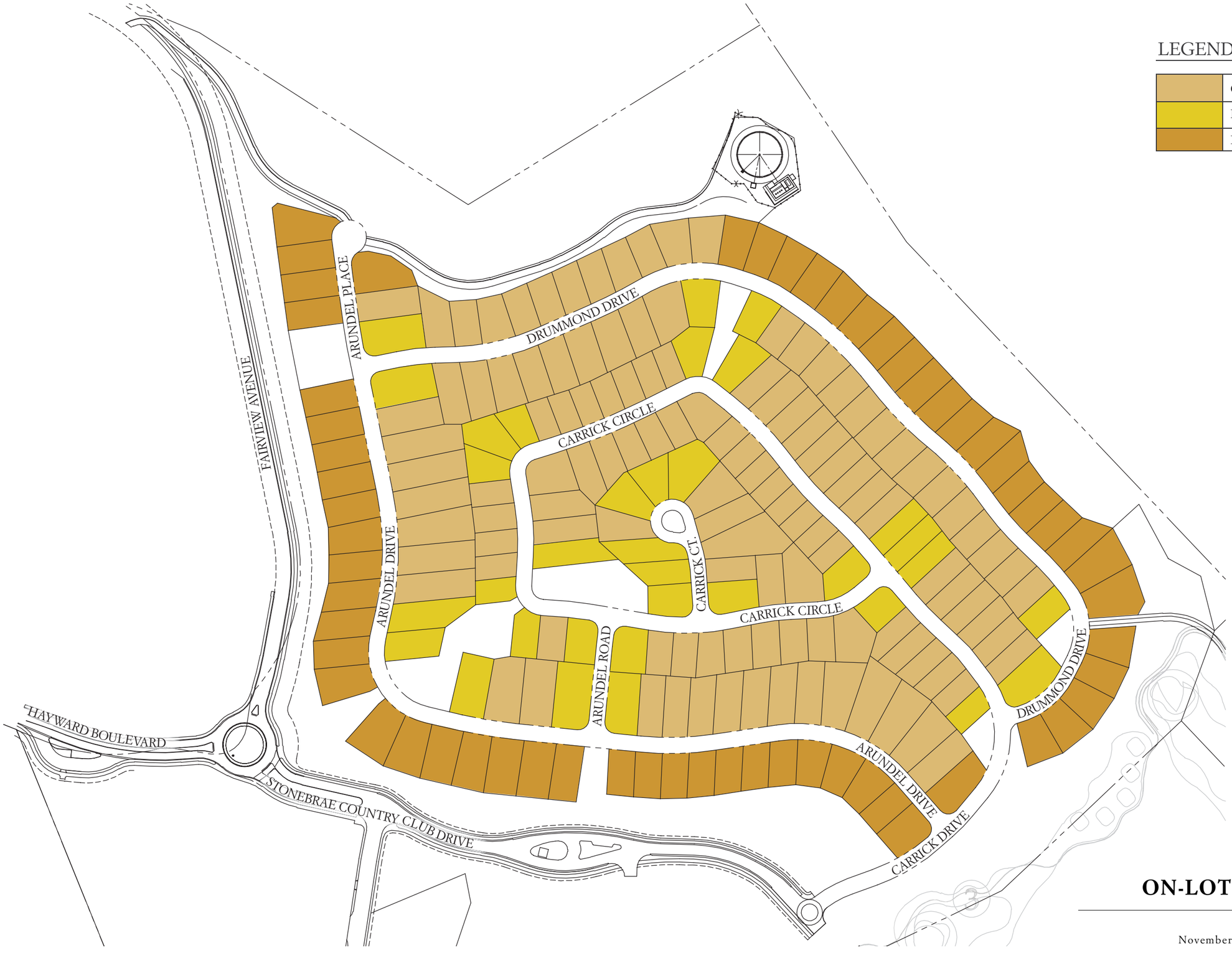
2.2.9 IRRIGATION

Objectives

- *To minimize the amount of landscape irrigation required through water sensitive landscape design.*
- *To utilize irrigation systems that provide efficient water coverage and minimize water usage and runoff.*
- *To ensure adequate levels of irrigation using automated systems to promote optimal plant growth and establishment of a mature landscape.*

Community Landscape Requirements

- All Common Area planting shall be irrigated per the construction documents supplied by the Master Developer.



LEGEND

	Conventional Lots
	End & Corner Lots
	Icon Lots

PHASE 1
RESIDENTIAL
ON-LOT PLANTING PLAN

Residential On-Lot Requirements

- All landscaped areas within the Lot must be irrigated. The use of drought tolerant plants combined with minimal irrigation Best Management Practices must be the basis of all landscape designs. The use of automatic underground drip irrigation systems will be required in most landscape areas to ensure the establishment and sustainability of the landscape. Irrigation plans for Homeowner installed systems shall be submitted for approval by the DRC prior to installation of any system.
- Group plant materials according to their water consumption needs.
- All residential irrigation systems will utilize an automatic, programmable controller to maximize efficiency.
- The irrigation system must be designed and installed to preclude over spray or runoff into or onto adjacent pavements, or walls.

2.2.10 Exterior Service Areas

Objectives

- *To screen service areas from off-site views.*
- *To ensure any noise or odors from trash or equipment are contained within the service areas.*

Guidelines

- Solid Waste Disposal–Trash and refuse areas shall be screened from the surrounding streets, Common Areas, golf course and adjoining Lots, typically by side yard fences and gates.
- Trash disposal areas, mechanical equipment and outside equipment (including antennae and satellite dishes) are to be completely screened from public view by the use of architectural features or plant materials where feasible. These areas are to be integrated into the main buildings.
- Trash container storage areas must be located so that they are easily accessible to service personnel. These areas shall require gates.
- Pool, spa equipment and air conditioning units should be located behind walls or in underground vaults to contain noise.

Cooling and Heating Equipment - All equipment shall be fully screened from surrounding streets and open spaces typically by side yard fences. The design shall locate units so as to minimize noise associated with the operation or maintenance of the units. Screen walls shall completely enclose the units, with the wall a minimum of 1-foot higher than the highest part of the unit. Roof-mounted units are not allowed.

2.2.11 LIGHTING

Objectives

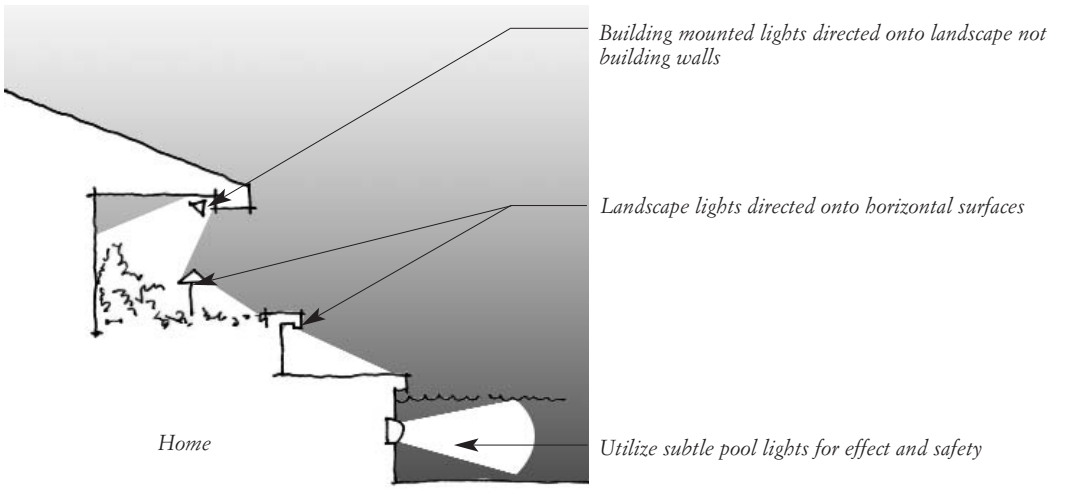
- *To enhance the rural theme by creating a "dark sky" environment.*
- *To enhance night-time views of the East Bay and San Francisco city from the site.*
- *To preserve the nighttime sky by minimizing the amount of exterior lighting.*
- *To utilize low intensity, indirect light sources to the extent required for safety.*
- *To utilize light fixtures which complement the architecture and enhance the landscape.*

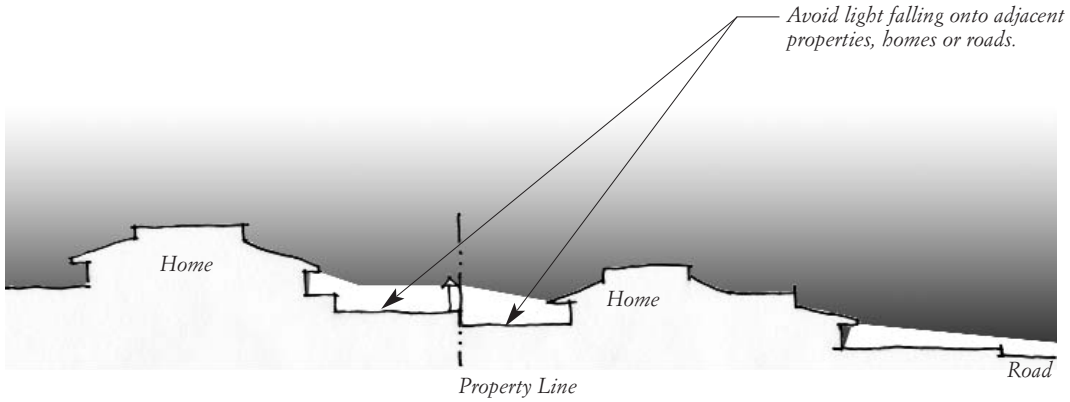
Community Lighting Requirements

- Community street and pedestrian lighting will be designed and installed by the Master Developer. The Guest Builder shall install all lighting to the locations and specifications contained in the construction documents available from the Master Developer.

Residential Lot Requirements

- Exterior lighting will provide for general illumination, safety, and security of entries, patios and outdoor spaces and associated landscape structures in accordance with the rural lighting theme at Stonebrae.
- Exterior site lighting must be directed onto vegetation or prominent site features and will be limited on the building to highlighting architectural elements or address markers.
- Lighting of plant materials shall be achieved with hidden light sources and down lights from above.
- Only low voltage lighting may be used for all exterior site lighting applications. Line voltage may be used for lights on the building but must be lamped with 25 watt maximum incandescent bulbs.
- Light fixtures shall be located and designed to avoid spillover onto adjacent Lots and streets.





2.2.12 Miscellaneous Site Elements

Address Markers

Address markers shall be consistent with the architectural style of the Residence and coordinate with other decorative elements and detailing. Acceptable materials include: decorative tile, iron or metal, or hand-crafted stencil painted on façade with approved color from Appendix D, Stonebrae Master Color Palette. Metal to be rusticated in look or painted to resemble as such. Unacceptable materials include plastic or shiny metals. Numerals shall be a minimum of 4 inches tall, a minimum 1/2 inch stroke width, shall be a contrasting color to the background to which they are attached and meet the requirements of the City of Haywards Building Code. All single family dwellings shall have permanently illuminated address markers in accordance with the City's Security Ordinance (Ordinance No. 90-26).

Mailboxes

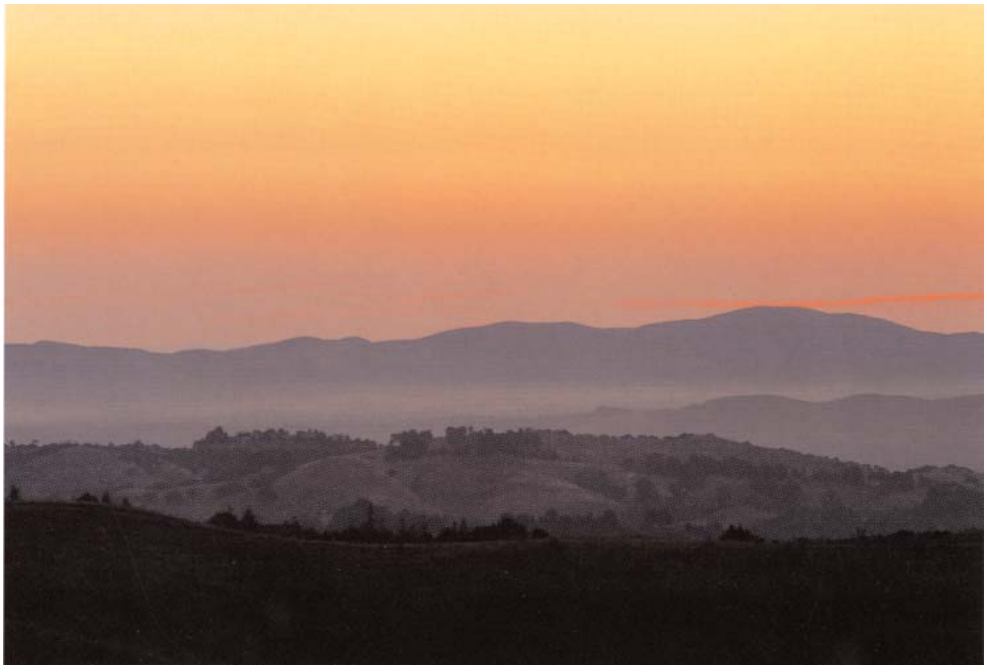
Post and mailbox will be designed to conform with the architecture of the Village. Mailboxes shall be compatible with, not necessarily identical to, the style of the corresponding home.

Street Signs and Wayfinding

A comprehensive signage package shall be provided by the Master Developer which will include locations, materials and installation methods. The Guest Builder shall be responsible for manufacture and installation of the signage package.

2.2.13 Utilities and Easements

- All cable television, telephone and electrical services and associated utility wires for Residences shall be underground. A 6 foot Public Utility Easement shall be incorporated in the front yard of homes and will be maintained as part of the Homeowners front yard landscaping.
- All electrical transformers near Residences are to be installed underground. Any utilities that cannot physically be installed underground shall be screened by either landscaping or by other architectural screening approved by the DRC.



3 NEIGHBORHOOD DESIGN & BUILDING SITING

This chapter describes each Lot (product) type in terms of setbacks, appropriate house size, location and other development criteria and illustrates how these criteria assist in forming the street scene and overall neighborhood character.

3.1 NEIGHBORHOOD DESIGN

Building a Stonebrae home is a contribution to creating a Community space, a public domain that helps define the character, image and long term value of a neighborhood. The space may be smaller scale—as in the streets surrounding a local park—or it may be the grander space defined by the more stately homes lining Stonebrae Country Club Drive. These spaces form blocks, or groups of homes with coordinated setbacks and facades. These blocks, with their different architectural house styles, placement and scale, work together to create the basic elements of a neighborhood.

Objectives

- *To create neighborhoods that result from the proper interrelationships of buildings, siting, street design, topography and their surroundings. Those interrelationships assist in orientation within the neighborhood and create a sense of place.*
- *To create streetscapes and street spaces that are visually interesting and defined by the careful siting of residential structures.*
- *To make the balance of built and unbuilt areas on individual Lots useful and functional for a variety of modern lifestyles, creating a defined public domain as well as the family's private realm.*

Guidelines

- Identical conventionally loaded plans may not be plotted on adjacent Lots unless:
  - the garages and driveways are not adjacent to each other along the side property line, or;
  - the facades are stylistically different from each other, or;
  - the plans are reversed or the building massing is different from each other.

- As appropriate to their architectural styles, homes on corner Lots are required to engage the street on both sides.
- Entries, a front porches and stoops that face the primary street are encouraged. Front porches foster social activity among neighbors.
- Fence and wall heights in the front yard shall be limited to preserve visual connections to the street. See Section 2.2.6, Walls, Fences and Gates.
- Each neighborhood shall have three distinct dwelling styles and at least four floor plans for each style.

3.2 Development Criteria & Product Locations

This section describes product and plotting criteria as it relates to each housing product type.

Objective

- *To create building regulations that will result in a unique country club; neighborhoods with a commensurately strong image and sense of place; and attractive homes with broad appeal.*

Guidelines

- *The Product Type Summary Table* – The Product Type Summary Table provides square footage recommendations, front, side and rear yard setbacks and other development criteria. Each Guest Builder design team shall incorporate these criteria into the plotting and design of any Stonebrae home.
- *Product Location Plan* - The Product Location Plan (Page 3-5) locates the various Lot types within the Community. Changes to the Product Location Plan may be approved by the DRC if the Guest Builder can demonstrate that the proposed changes furthers the Stonebrae Community goals and does not adversely impact other Lots, Common Areas or the Community. It will be the responsibility of the Guest Builder to obtain all the necessary government and DRC approvals prior to implementing any changes to the Product Location Plan.

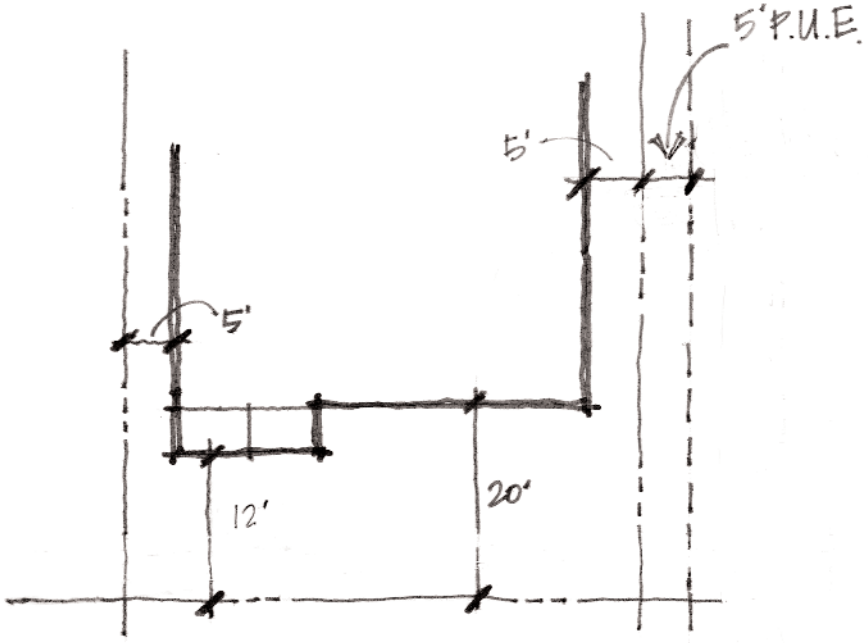
3.3 PRODUCT TYPE SUMMARY TABLE

- Estimated Average Lot Sizes based on actual Lot sizes for Phase 1 (Lot Types 2, 3, 4 and 6).
- All setbacks exclude sidewalks.
- All setbacks are minimums. Variety in front yard setbacks along street is required. See Section 4.1.4 of these Guidelines. The Guest Builder shall confirm compliance with UBC standards in addition to City standards and ordinances.
- It is the responsibility of each Guest Builder to confirm Lot and Pad sizes on Final Subdivision Maps and Grading Plans.
- See Conceptual Fuel Management Plan, April 2001, as updated, for Perimeter Lot Requirements.

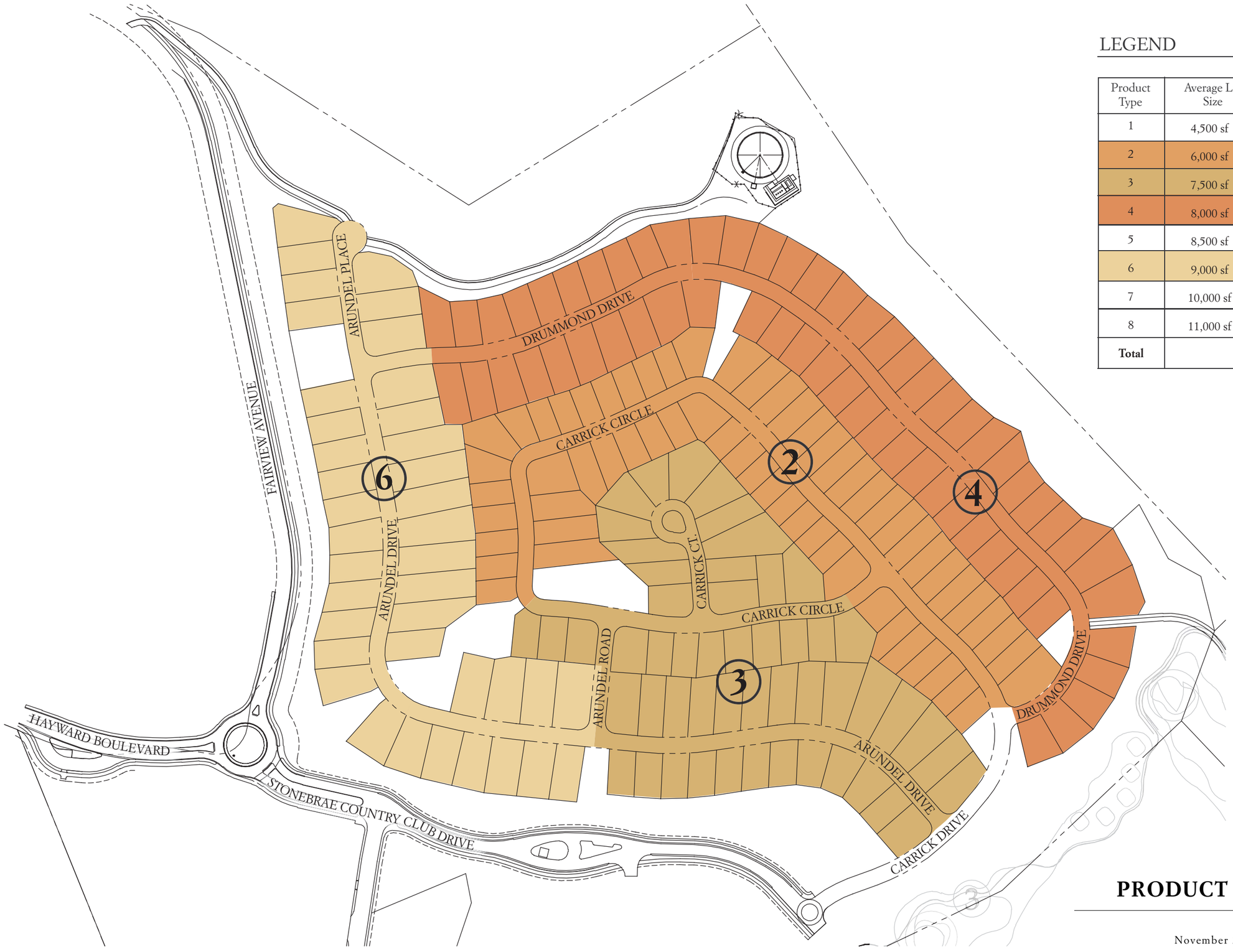
Product Type	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Typical Minimum Pad Size	4,000-5,000 sf	4,500-5,000 sf	5,000-6,000 sf	6,000-8,000 sf	7,800-8,500 sf	8,000-9,000 sf	8,500-10,000 sf	10,000-12,000 sf
Average Lot Size	**4,500 sf**	**6,000 sf**	**7,500 sf**	**8,000 sf**	**8,500 sf**	**9,000 sf**	**10,000 sf**	**11,000 sf**
Maximum Lot Coverage (1)	45%	45%	45%	40%	40%	40%	40%	40%
Front Yard Setback								
1st Story	15'	15'	15'	15'	20'	20'	25'	30'
Front - Loading Garage Door Setback (2)	20'	20'	20'	20'	20'	20'	25' (3)	30' (3)
Side - Loading Garage Setback (2)	10'	10'	10'	10'	12'	12'	12'	12'
Side Yard Setback								
Interior Side	10' (4)	5'	5'	6'	6'	6'	6'	8'
Corner Lot Street Side	10'	10'	10'	10'	10'	10'	10'	15'
Rear Yard Setback								
Rear Yard Setback (5)	15'	15'	15'	20'	20'	20'	20'	25'

Notes:

1. Up to 45% Lot Coverage allowed for a limited number of Lots based on streetscape, neighborhood layout and presence of view, golf or open space amenities. For example, in Phase 1, approximately 20% of the Lots have 40-45% coverage and 80% have less. Total not to exceed 40% of the Lots in each Village. Remainder of Lots will have 40% Lot Coverage.
2. Siting is to provide adequate space for street and on-Lot tree placement and front yard landscaping. This applies if garage is built out as living space.
3. These Lots are anticipated to be Custom Lots.
4. In Village C only, an alternative lotting pattern, such as a Zero Lot Line configuration or similar, is allowed.
5. Back-to-back lots with similar shapes, elevations and 15' rear yard will be discouraged in the site planning process for each village. For example, there are no such Lots in Phase 1. Minimum flat rear yard shall be 12 feet and average shall be 15 feet. See page 3-4 for diagram.



REAR YARD MINIMUM SETBACKS



LEGEND

Product Type	Average Lot Size	Typical Pad Size	Total DU
1	4,500 sf	4,000 - 5,000 sf	0
2	6,000 sf	4,500 - 5,000 sf	51
3	7,500 sf	5,000 - 6,000 sf	63
4	8,000 sf	6,000 - 8,000 sf	61
5	8,500 sf	7,800 - 8,500 sf	0
6	9,000 sf	8,000 - 9,000 sf	39
7	10,000 sf	8,500 - 10,000 sf	0
8	11,000 sf	10,000 - 12,000 sf	0
Total			**214**

PHASE 1
PRODUCT LOCATION PLAN

4 ARCHITECTURAL GUIDELINES & STYLES

Hayward and the Bay Area enjoy a rich architectural legacy— the Colonial Missions of the 18th and 19th centuries, the exuberant creations resulting from the 1915 Panama-Pacific International Exposition, as one of the birthing places of the California Arts & Crafts style in the 1920s and 30s— from which design professionals may draw architectural inspirations. It is from this rich and often eclectic heritage that the Master Developer has identified appropriate architectural styles for Stonebrae.

4.1 SHARED ARCHITECTURAL GUIDELINES

The designated styles, while recognizably unique, have characteristic building elements that are shared. These shared architectural characteristics and elements concern massing, setbacks, roofs, walls, windows, doors, garages, porches/loggia, details and color.

The style description and matrices presented later in this section will provide the Guest Builders of all homes, from high-end production to custom, and their design consultants with direction for creating designs authentic to each architectural style without sacrificing modern convenience or design integrity of that style or its implied historical heritage. Each Master Developer designated architectural style is defined in a matrix by Style Elements—which include the design criteria required to define a style. Guest Builders must utilize the Style Elements to authentically convey each style as determined by the DRC and the Planning Director during Building Permit review.

4.1.1 General Guidelines

Objective

- *To achieve a harmonious, coherent, visually interesting built environment composed of different architectural styles.*

Guidelines

- House facades shall be designed with the scale and character of traditional homes utilizing appropriate massing, porches, well proportioned windows and detailing.
- Neighborhoods of nearly identical homes without variation will not be allowed. No more than 3 homes of the same architectural style may be located in a row. When 3 similarly styled homes are adjacent to one another, they must have different elevation and color treatments. See section 3.1 Neighborhood Design Guidelines regarding plotting of conventionally loaded plans.
- The house and pedestrian-oriented architectural elements, not garage doors, will remain the primary emphasis of those elevations facing streets or Common Areas.
- Each element of a style shall be derived from that style. From building form to the hardware details—from the least to the greatest—shall be stylistically consistent. Such consistency will result in visual authenticity, unity and a sense of quality.
- All buildings will be designed as four-sided architecture; i.e. sides and rear elevations will be designed with the same level of detail as street elevations. The DRC will provide some flexibility for side elevations that are not visible beyond neighboring Lots. Window trim shall be consistent on all elevations. Key architectural elements must be represented on all sides, in varying quantities.
- Color and the use of authentic, or authentic appearing, materials will be employed to reinforce architectural style.
- Site homes, windows, patios, elevated decks and accessory buildings to maintain the privacy and views of adjacent residents to the maximum extent feasible.
- Materials, setbacks and massing will conform to requirements of Appendix G, Conceptual Fuel Management Plan for Stonebrae.

4.1.2 Plans, Elevations and Special Lots

Objective

- *To ensure a variety of plan elevations and style character along any particular street as a way of creating visually diverse neighborhoods.*
- *To ensure a variety of garage and porch configurations.*
- *To identify Lots which are strategic in creating a neighborhood character and recommend specific plan or elevation treatments for those homes.*

Guidelines

- A minimum of four floor plans for each architectural style shall be designed and plotted per neighborhood. Neighborhoods with more than one Lot type will require three floor plans for each Lot type.
- A minimum of three elevations, each a different style, shall be provided for each floor plan.

Special Lots

- Icon Lots - Owing to their location within the Community Plan, certain Lots occupy visually prominent locations–such as Lots on corners, Lots that terminate views down a street or Lots located on high points. Homes on these Lots have the potential to create a strong neighborhood identity and overall sense of quality within the Community. Accordingly, the plans, home locations and landscaping must be appropriate. A rich mixture of massing and/or detailing described in the Style Summary Tables must be provided. See Residential On-Lot Planting Plan for special Lot locations and planting requirements (Page 2-23).
- Corner and Block End Homes - These homes shall require varied massing, detailing on street elevations and/or significant one-story elements on corner sideyards. Neighborhood quality will be enhanced by additional landscaping. See Residential On-Lot Planting Plan for locations (Page 2-22).

- Homes fronting parks, Paseos, and golf course - For homes adjacent to or directly across the street from neighborhood parks, Paseos, or the golf course, Guest Builders are required to utilize enhanced massing and/or detailing as described in the Style Summary Table (Pages 4-24, 4-34, 4-42, 4-52, 4-61, and 4-69). This applies to all visible elevations. See Residential On-Lot Planting Plan for locations (Page 2-22).

4.1.3 Forms and Massing

Objective

- *To ensure that a building's size, shape and relationship to adjacent buildings and streets will be consistent with the desired image and character of the neighborhood and be in scale with the street section.*

Guidelines

- The architectural style chosen for each home or building shall be compatible with the massing in order to avoid making the architectural style seem applied or superficial. Authenticity to style is essential.

- To create more massing dynamics, the DRC may approve pop-outs for elements such as chimneys, or media niches that equal 20% of the building elevation rather than a set number of total linear feet of pop-out.

- Highly visible rear elevations, particularly abutting Hayward Boulevard, Fairview Avenue, open space used by the public, the proposed school/park site, golf course and along the western perimeter of the development shall be designed with sufficient wall and roof offsets to avoid large flat wall surfaces and uniform roof lines.

  Variations in building setbacks and rear elevations are required. They will minimize, to the extent possible, the uniform and linear appearance of dwellings along the ridgeline. See Product Type Summary Table, Section 3.3 and Roofs, Section 4.1.5.

- Heavier, more massive architectural elements should appear on the first story.

4.1.4 GARAGES

Objective

- *To ensure that pedestrian-oriented architectural components (porches, entries, etc.) and not the garages will remain the primary emphasis of elevations fronting on streets.*

- *To ensure that garage doors are consistent with the architectural style of the home and a variety of door types and locations are used on each street.*

Guidelines

- Proper resolution and integration of the garage into the design of the home is critical. The garage shall not overwhelm the entrance to the home. It shall be a secondary element in the total composition of the elevation.
- The garage shall match the architectural style of the home.
- Where feasible, some garages should not face the street. See Product Type Summary Table, Section 3.3.
- The minimum unobstructed interior dimension of double garages shall be 20 feet by 20 feet.
- In Village C garages are allowed in the rear yard setback area provided the rear yard areas is not reduced by more than 40% and minimum garage dimensions are maintained. Rear yard detached garages are not allowed in Lots abutting the golf course or open space.
- Single Story homes with three car garages should have at least one garage offset by 1 foot.
- Garage Setback - The visual impact of garages will be minimized by a variety of treatments such as setting the garage door a minimum distance behind the main front building wall of the house. Neighborhood plans that locate garages in varied locations and with varied massing on the Lots are required.
- Garage Form - Build-outs over garages must relate to the garage and reflect the architectural style of the home.
- Garages must be accessible typically via driveways with a maximum slope of 11%.

- Side and Corner Loaded Garages - Side loaded garages greatly reduce the visual impact of garages from the street and their design is strongly encouraged on Lots that are a minimum of 52 feet in width, and topography allows.
- The maximum number of contiguous homes with side-loading garages is two.
- On a given block, homes with side-loading garages shall not exceed 50% of the homes unless some of the garages are set back at least 15 feet from the curb or back of sidewalk to provide for adequate front yard landscaping.
- The landscape area in the front of side-loading garages must provide adequate room for required trees. See Sections X (trees on lot) and X (street trees). Also refer to Appendix X which illustrates a typical street section with side-loading garage.
- Detached Garages - Detached garages are enhanced by applying the same details found on the houses and are encouraged. Long driveways can be improved by adding texture, pattern or a ribbon driveway.
- Front loaded garage doors shall not exceed 50% of the front elevation. In Village C, the DRC may approve an additional percentage if it determines that the facade is adequately mitigated by a setback or other architectural treatment and City grants approval.
- Garages shall be an integral part of the building massing and shall not appear "tacked on."

Garage Door Design

- Minimize three-door garages visible from the street, through use of offsets, overhangs and other architectural treatments.
- Front loading garage doors shall be recessed by 12 inch minimum or provide an applied overhang such as a trellis or similar structure to provide a prominent shadow line. All garage doors visible from the street must include detail such as panels, hardware, texture, etc.
- All garage doors shall be high quality construction and be metal, wood or faux wood, as approved by the DRC.
- All garage doors must be equipped with a sectional garage door (roll-up) and an automatic garage door opening mechanism. Insulated garage doors are encouraged to promote energy efficiency.

Garage Screening

- Garage door screening devices shall be consistent with the specific style of the home. Deep recessed bays, gates, trellises above garage doors, stone surrounds, planting between doors, wood lintels and posts, and corbels are examples of required detailing and accents around garages.
- Recessed garages with porte-cocheres are highly desired. Small Lots may also achieve this look with deeply recessed garages located behind screening elements such as a second-story porch or trellis.
- Corner Lots - Conventionally-loaded corner Lots are required to have garage access from the secondary street or utilize a side-loaded design solution if site grading and topography permits.

4.1.5 Roofs

Roofs of buildings on sloping ground viewed from above can become the fifth architectural elevation and as such will affect to a large degree the perception of the overall neighborhood. Consequently, roof slopes, materials, and colors are important elements in defining the particular building style.

Objectives

- *To minimize the impact of visible roof planes.*
- *To increase the compatibility of roofs by reducing the number of different roof slopes while providing adequate variety between homes.*

Guidelines

- The roof design shall be appropriate in slope, material and edge treatment for each style.
- Rows of homes seen from a distance or along arterial roads are perceived by their contrast against the skyline or background. The dominant visual impact is the shape of the building and roof line. Designs shall articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes, similar building silhouettes and/or similar ridge heights. Designs shall provide varied rear elevation forms.

- The roof slope requirements provide style specific roof designs as well as minimize the number of different slopes. The roof slope requirements are consistent with all the individual Architectural Style matrixes following: Roof slopes shall be as follows:

  4:12 to 6:12 Spanish Colonial Revival, Monterey

  3:12 to 4:12 Italian Revival

  3:12 to 8:12 Arts & Crafts

  3:12 to 6:12 Prairie

  4:12 to 6:12 East Bay Classic

- Barrel or flat roof tiles shall be a minimum of four non-contrasting, muted earthtone, complimentary colors that create a subtle, multi-color surface. The overall color impression of the tile roof shall be visually recessive, blending with the surrounding landscape.

- Two-piece barrel tiles are required. No low profile "S" tile will be acceptable at Stonebrae.

- Where stylistically appropriate, shadowline or laminate asphalt shingles shall be allowed. Shingles must have a 40-year minimum warranty. Standard strip shingles shall not be permitted.

4.1.6 Exterior Walls

Objective

- *To ensure that wall materials of the Residence are stylistically appropriate and contribute to the overall neighborhood architectural harmony.*

Guidelines

- Changes in wall material and/or color shall occur between first and second floors, at inside corners, or when wrapped around the side, to a location where the change is not visible from the street, e.g. at the side yard fence. The DRC will address alternatives as necessary on a case-by-case basis upon Guest Builder or Owner request.

- Stucco - Stylistically appropriate stucco textures and systems such as splattered, irregular, roughened or dimensionally-patterned stucco with fine to medium finish is allowed with the approval of the DRC.

  Exterior insulation and EFIS Finish Systems and acrylic finishes are

prohibited. Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

- Stone may be used in the following manner:
  - As a foundation element with stucco, brick or wood walls above
  - As full height walls when used as the principle wall material or foundation base
  - As an accent inserted into another material or in a cut pattern
  - For traditional uses such as door and window surrounds, lintels, quoins, etc.

Stone masonry is to appear structural in nature. Thin stone veneers applied in geometric or random patterns that are not structural in appearance are prohibited. Natural stone is encouraged, though faux stone may be used if coursing, jointing, corners, lintel, sills and other details appear structural in nature.

- Brick may be used in the following manner:
  - As a foundation material with stucco or wood walls above
  - As full height walls
  - As trim for doors and windows, lintels, sills, etc.

Brick shall appear to be used as opposed to new brick and laid using traditional coursing, jointing and patterns. Painted brick is inappropriate to any Stonebrae style and prohibited. Brick shall be generally of terra-cotta or darker earth tones.

- Wood may be used in the following manner:
  - As full height walls on a foundation base of stucco, stone or concrete
  - As half height walls above lower walls of masonry.

Appropriate wood siding includes the following:

- Shingles - Generally coursed with 6 inch maximum exposure, woven corners, stained or painted a darker color.
- Board and Batten - Wood battens being a minimum 1 x 2 inches, painted or stained.
- Clapboard Siding - Generally with 6 inch maximum exposure and 4 to 6 inch corner trim boards, stained or painted.

High quality cement fiber board products are an acceptable substitution for wood as an integral, not dominant, aspect of the facade.

4.1.7 Doors & Windows

Objective

- *To utilize window and door designs that are historically appropriate to the style and lend a feeling of quality to the Residence.*
- *To capture views of the bay, golf course, and open space, while maintaining privacy.*

Guidelines

- Windows and doors shall be stylistically compatible and appropriate to each architectural style.
- On each elevation window trim shall be consistent and details complementary.
- All windows and doors shall be recessed per the individual style requirements.
- Front and side windows may be single or double hung or casement.
- Rear elevations should address the potential reflectivity of sliding glass doors by overhangs, trellises, decks and other features as needed for each home, while preserving rear yard use.
- Divided lite windows shall utilize true divided lites or have shadow spacers placed within the window that create the illusion of true divided lites.

Materials and Colors: Wood, or vinyl-clad wood, is strongly encouraged. The DRC will consider vinyl, quality GFRC (Glass Fiber Reinforced Concrete), and other materials. Unfinished aluminum or shiny metals are not permitted. Doors, windows and door frames may be stained and/or painted. Color and type is to be consistent with the architecture of the proposed dwelling unit.

Glazing and Glass: All glazing shall meet energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.

Large glazing areas shall be divided through the use of mullions, muntins, or the ganging of smaller window units, unless located under deep overhangs or trellises.

4.1.8 Details and Decorative Elements

Objectives

- *To develop design solutions that accommodate modern lifestyles and the infrastructure required to support them without compromising traditional architectural principles.*

- *To design and construct details and decorative elements that are cost effective, create a sense of authenticity, are historically accurate and impart a sense of quality to the Community.*

Guidelines

- **Porches/Loggias/Balconies:** Porches are generally a major style component and an important element in creating the desired street scene at Stonebrae. Not all the styles are characterized by porches. For instance, porches are vital to the California Arts & Crafts, balconies are important to Spanish Colonial, and Italian Revival is signified by loggias. Porches, loggias and balconies will be appropriately designed for the selected style.

  Homes with wrap around porches, balconies/loggias or other appropriate architectural features are highly encouraged on corner Lots.

- **Columns:** Columns may be of stucco, stone, brick or wood or a combination of materials and shall be appropriate to the architectural style and of sufficient visual dimension to appear to support the structure above. Overly ornate or oversized columns are prohibited.

- **Chimneys:** Fireplaces and chimneys can be dominant elements of an architectural composition. Accordingly, they must be proportionate to and consistently detailed with the overall design. Fireplaces must be equipped with an approved 1/4-inch metal mesh screen spark arrester. Flue pipes are required to be encased with a chimney enclosure of masonry and supported by a foundation at grade when located on an exterior wall.

  Chimneys located on exterior walls must be structural in appearance and relate to other expressed structural elements in the design. Exposed metal flues are unacceptable. All chimneys shall have decorative tops appropriate to the building style. Plant trees so the mature tree canopy is no closer than 10 feet to chimney.

- **Foundations:** Exposed foundations that are visible shall be treated architecturally or with landscaping so that raw foundation concrete is not visible.

- **Accent Trim:** Wood or faux wood, cast stone, brick and/or stone accent materials shall be used consistently around the structure. Stucco over foam detailing may be acceptable if of a high enough quality to appear as if it were stone, cast stone or wood. Quality GFRC material is allowable upon approval of the DRC. Tile may be used as a door or window surround or as a decoration on the home. Bright accent colors may be used if employed with constraint. Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

- **Lintels:** Materials shall be of cut or natural stone, cast stone, brick and/or rustic, stained, rough sawn, refined wood or faux wood or other material acceptable to the DRC. Lintels must be of a dimension that appears to structurally support the span.

- **Shutters:** Shutters shall appear to be operable, constructed of wood or other approved materials and be naturally stained or painted in appropriate designs that borrow from the corresponding architectural style. Double shuttered windows shall be full sash height and ½ sash width for the window they adjoin. Single shuttered openings shall be full sash height and width for the window they adjoin. Shutters shall be set a minimum of 2 inches from the wall surface to create a distinct shadow. Hardware shall appear to be functional and decorative.

- **Hardware:** Hardware shall be appropriate to the scale and style of its use and the Residence. In general, rusticated metals shall be used over shiny, glossy, or polished materials. Hardware represents an excellent

opportunity to introduce eclectic details that impart a feeling of quality and individuality to the Residence.

- **Railings/Balustrades:** Decorative iron, cast stone, or wood railing with details and design motifs borrowing, in an eclectic way, from the corresponding architectural style are strongly encouraged.

- **Gutters and Downspouts:** Gutters shall be round or rectangular unsealed copper or metal painted to generally be inconspicuous.

- **Awnings:** On most Stonebrae architectural styles, canvas or similar type awnings over windows or doors are generally discouraged. Visible, screened awnings, if used must be a subdued, earth tone color, consistent with the architectural style of the house, and approved by the DRC.

- **Mechanical Equipment, Vents and Flues:** Roof vents and flues must be inconspicuous from adjacent Lots or Common Areas. On sloping roofs, these elements must be concealed within architectural structures (i.e. chimneys). Small vents or flues may be painted to match the roof color. Ganging of vents/flues is required to minimize the number of projections. Roof mounted mechanical equipment (Air Conditioners, Heat Exchanges, etc.) will be prohibited.

- **Miscellaneous Projections:** All projections including but not limited to, chimneys, chimney caps, vents, gutters, down spouts, utility boxes, services, etc. must be incorporated into the overall design. These items must be included on submittals and reviewed by the DRC for approval. Projections such as porches should not unduly restrict rear yard areas.

- **Accessory Structures:** The design of Accessory Structures must be consistent with the main Residence, integrated into the overall Residence composition and are to be visually related to it by walls, courtyards, or major landscape elements.

- **Skylights:** Skylights must be integrally designed into the roof structure and located on the back of structures. Skylight glazing shall not be back-lit or manufactured of reflective material. Skylight framing shall be colored to match adjacent materials. Skylights must be screened from view from the Common Areas or the principal street. Flat glazing is required.

4.1.9 Color and Material Guidelines

Objectives:

- *To ensure homes rest comfortably within their setting, complementing the natural palette of the surrounding environment;*
- *To provide Guest Builders and their architects with flexibility within a Master Color Palette while ensuring continuity with the Community;*
- *To allow the existing environment with its wide range of colors found in the soil, rocks and foliage to influence the exterior color of homes;*

Guidelines:

- The overall tone of the color palette will be a medium range of field colors with darker and lighter field colors used less frequently to create movement and punctuation. Percentages of Light, Medium and Dark field colors will be delineated further in Appendix D, Stonebrae Master Color Palette. A wide variety of accent and trim colors will further enrich the architectural character. The plotting of the color schemes on each site plan will be a key element in creating this diversity. All color plotting will be subject to review by the DRC.
- Appendix D, Stonebrae Master Color Palette is being provided as a guideline. Alternate colors or manufacturers may be considered acceptable if they are within the spirit of the Stonebrae Master Color Palette.
- When drawing from Appendix D, Stonebrae Master Color Palette, designers of individual color palettes should use great care to create diversity while staying true to the architecture. Some license may be taken with field colors on styles that would traditionally have the lightest field colors.
- The masonry materials used at Stonebrae will encompass a somewhat narrow range of natural, muted colors that appear as if they could have been gathered from the surrounding land. See Appendix D, Stonebrae Master Color Palette.
- Where homes are visible from off-site, darker colors should predominate.

- Roofing colors will be indicative of materials that occur in nature. Clay roofing is highly encouraged for the appropriate building styles (e.g., Spanish Colonial, Monterey, Italian Revival). Clay colors should be in the brown and red-brown range. No bright red or orange tones will be acceptable in either clay or concrete roofing. Flat roofing color should emulate natural shake or the more neutral range of natural slate. Actual colors will be suggested in Appendix D, Stonebrae Master Color Palette.

  Please refer to Appendix D, Stonebrae Master Color Palette, for additional information.

4.2 ARCHITECTURAL STYLES

This section will provide the Guest Builders of all homes, from high-end production to custom, and their design consultants with direction for creating designs authentic to each architectural style without sacrificing modern convenience or design integrity of that style or its implied historical heritage.

4.2.1 STYLE ELEMENTS

Each section describes objectives and guidelines for the massing, building elements, materials, details, colors, etc. to create homes that will reflect each of the six selected architectural styles. Master Developer designated architectural styles are defined in a matrix by Style Elements—which include the design criteria required to define a style, from basic to embellished. There is a Summary Table at the end of each style for easy reference, see Pages 4-23, 4-24, 4-33, 4-34, 4-41, 4-42, 4-51, 4-52, 4-61, 4-62, 4-68, and 4-69). Guest Builders must incorporate an adequate number of Style Elements to convey each style.

4.2.2 Spanish Colonial Revival elements

History

The Spanish Colonial Revival style, which became popular following the 1915 Panama-Pacific International Exposition in San Diego, evokes a romantic, timeless image. This style is an amalgam of several architectural traditions: simple Spanish-Mexican vernacular adobes; early California Missions; more refined Mediterranean traditions—all with a touch of Moorish decorative details to impart an exotic and faraway feeling to the buildings.

The style had its heyday in the late 1920s when, due to its origin and subsequent popularity on the west coast, it became known as the California Style. Today, intriguing examples of modest bungalows or stunning estates can be found throughout California, particularly in Santa Barbara and Montecito, with prime examples being The Biltmore Hotel in Santa Barbara and Wallace Neff's Francis Marion House in Los Angeles.

Architects who popularized this style were George Washington Smith, Bertram Goodhue, Wallace Neff, Reginald Johnson or Roland E. Coate, all of whom drew inspiration from an immense cultural reservoir such as Italian villas, Spanish hilltowns of the Pyrenees or Andalusia, the island of Mallorca and Mudejar or Mozarabic vernaculars.

Style Elements

- One to two-story asymmetrical massing, generally in rectangular forms, with accent elements of rounded or square towers.
- Lower pitched hip or gable roofs of barrel tile.
- Deeper earth-tone or lighter colored thick stucco walls punctuated with asymmetrically placed windows and doors.
- Decorative elements such as colorful tiles, ornamental iron work, massive wooden corbels or brackets and stone work.
- Courtyards surrounded by shaded loggias.

Building Forms and Massing

- Massing shall reflect room sized volumes or groups of masses rather than one dominant mass. Generally, one to two-story, rectangular masses are appropriate.
- Towers may be used to articulate main entrances, stairways or special rooms.
- Building designs shall incorporate varied projections such as wall offsets, trellises, covered porches or verandas that create textures, shade, scale and visual interest.

Roofs

Roof Forms: Gable, hip and/or shed roofs. Shed roofs shall be used for dormers or as an accent roof that intersects a two-Story volume. Flat roofs are allowed provided they are a maximum area of 100 square feet, are hidden behind a parapet wall, are not visible from Community Common Areas and are not visually an integral component of the roof composition.

Roof Pitches: Roof pitches shall be between 4:12 and 6:12.

Acceptable Roof Materials: Materials for roofs are to be two-piece barrel tiles.

Eave Depths: Over hangs should be clearly supported by exposed rafter tails with open soffits. Overhang shall be 12 to 24 inches at rafter ends and may be 0 to 24 inches on rake ends. Decorative rafter tails are encouraged.

Exterior Walls

Exterior Wall Thickness: The minimum exterior wall thickness including trim should be sufficient to allow windows to be recessed a minimum of 6 inches on the street/front elevation. Walls shall be simple, refined compositions of a maximum of two materials in a logical structural relationship. Exterior walls of a single material may be acceptable if, in the opinion of the DRC, they meet the requirements of these Guidelines and are consistent with the Spanish Colonial style.

Acceptable Materials:

- Natural or faux stone, stabilized adobe block and stucco.
- Primarily stucco with additional materials that reflect the Spanish Colonial theme.
- Faux stone may be considered if coursing, jointing, corners, lintels, and sills are detailed to appear structural in nature.
- Wood or faux wood may be used in decorative elements such as lintels, covered porches, windows, doors, and shutters.
- Stone may be used in the following manner:
  - As a foundation element with plaster/stucco walls above;
  - As full height walls and/or as an accent

in a cut pattern surrounding doors, windows or openings.

- Stone is to be installed to appear structural—thin stone veneers are prohibited. Stone is to be rustic in appearance, uncoursed or loosely coursed random pieces laid in an irregular pattern with tight (1 inch maximum) undressed mortar joints.

Doors and Windows

Design/Placement: Generally, asymmetrically placed windows and doors shall be recessed and shaded to create pattern, texture and a sense of thickness to the walls. Careful consideration shall be given to the fenestration design for each elevation.

Doors: Paneled, naturally stained wood or faux wood such as fiberglass are acceptable. Multi-paned glass doors may be used. Doors may be carved and/or have rough-sawn appearance.

Windows: Vertical, primarily casement and/or double hung with multiple lite patterns are preferred. Windows may utilize shallow or pointed arch, square or vertical shaped forms.

Transoms: Window and door transoms are allowable as long as they are stylistically accurate.

Details and Decorative Elements

Spanish Colonial Revival architecture draws from a deep reservoir of decorative arts for building ornamentation. Wrought iron, carved stone and wood as well as tiles and cast tin pieces can be used for surface decoration. Door and window trim, hardware, chimney caps and railings can enrich traditionally designed homes and impact a sense of individuality to the Residence.

Entry Portals/Loggias: These are important design elements of this style and shall be incorporated into a representative number of the plans per Village. Generally, they shall be part of the building mass, but side or rear loggias with flat roofs are also acceptable. Loggias should be supported by round cast stone or tile columns with true arch tops.

Balconies: Balconies shall generally be formed by decorative iron or cast stone building elements and be cantilevered or incorporated into the body of the building. They are to be located over doors or with feature windows.

Columns: Cast stone, Doric order or Tuscan style.

Chimneys: Stucco or stone with decorative barrel or roof shaped caps and/or tile accents.

Accent trim: Some combination of accent materials such as natural or cast stone, high-quality stucco over foam, or tile shall be used as window and/or door surrounds, decorative inserts, etc. Black or rusticated metal may be used as window grills or other ornamentation. Wood, decorative tile and/or stone accent materials shall be used in a consistent manner around the structure. Windows shall have attractive wood or simulated wood trim.

Fascias: In general, fascias shall be 4 inch, being of sufficient size to support a gutter or eliminated entirely.

Cornices: If used, cornices shall be stone, cast stone or stucco over foam and be generally small in scale.

Lintels: Cut stone, decorative tile, cast stone and/or rustic, stained, rough sawn or refined wood or faux wood.

Shutters: Wood or faux wood panel or board designs.

Hardware: Rusticated metal, iron or black painted metal.

Railings: Decorative rusticated metal, iron or black painted metal.

Gutters and Downspouts: Gutters may be cut into the ends of decorative rafter tails.

Awnings: Simple awnings, supported by black or rusticated metal supports, are appropriate to this style and may be visible from Common Areas, golf course or other Lots.

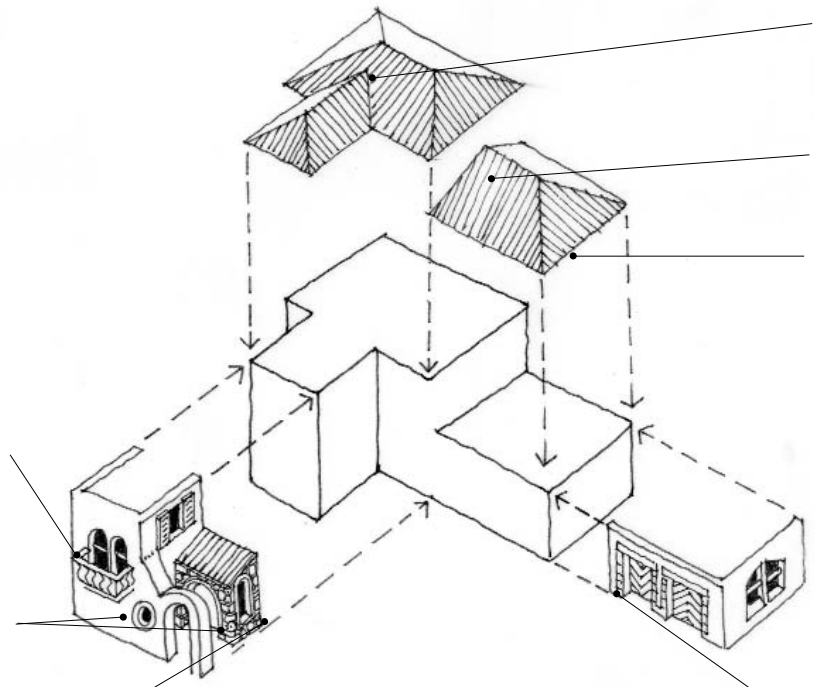
Lighting

- Decorative metal pendants in loggias or recessed entries.
- Decorative metal wall sconces at primary entries.
- Decorative landscape lighting.

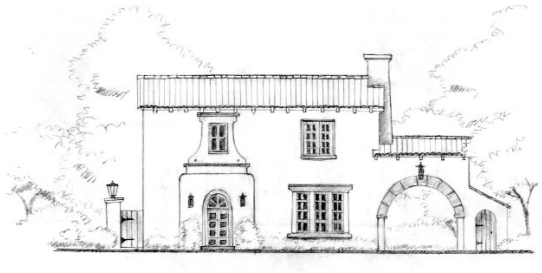
Colors

- Generally wall colors are off-white or a lighter earthtone palette, though more intense wall colors are appropriate and shall have a lower LRV. Roofs are generally darker terra cottas with a LRV below 35. Lighter wall colors are restricted to those homes that are less visible from the golf course, surrounding open spaces or Common Areas.
- Stucco: off-white, light warm grays, tans, ochres, burnt orange or beiges with a LRV range of 35-60.
- Roofs: a minimum of four non-contrasting muted earthtone, complementary colors that create a subtle, multi-color surface. The overall color impression of the tile roof shall be visually recessive and blend with the surrounding landscape color palette.
- Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

SPANISH COLONIAL REVIVAL DETAILING



SPANISH COLONIAL REVIVAL
STYLE SUMMARY TABLE



Style Elements

Form	• Two-story asymmetrical massing with strong one-story element • Courtyard surrounded by loggias are encouraged • Articulated entrance with tower or other element
Roof	• 4:12 to 6:12 roof pitch • 0 to 24 inch overhang • Simple hip or gable roof with intersecting gable • Shed roof over porch • Barrel or flat concrete tiles
Walls	• Stylistically appropriate stucco textures & systems typically fine to light sand finish • Stone foundation or full height walls
Windows	• Vertical 3, 6, 9 and 12 paned or double hung 2, 4,or 6 over 1 paned windows at front elevation and in high visibility areas, often ganged in pairs • Single or ganged round top windows • Single pane windows at sides and rears • Asymmetrical placement of windows and doors • Wood or precast columns/posts
Details	• Stucco over architecturally enhanced foam window and door trim • Wrought iron balconies and accent details • Arched stucco porches or loggias supported by cast stone or tile columns • Shaped rafter tails at feature areas • Garage door patterns complementary to style • Entry door design to complement style supported by decorative metal • Tile accents as window/door surrounds, stair risers, chimney banding, wall inserts, etc. • Decorative awnings

4.2.3 MONTEREY

History

Up until the early 1800s, architecture in California was dominated by the Spanish and the simple, utilitarian structures that were needed to settle this wild land. By the 1820s and 30s, American settlers began arriving, mostly by ship, from the east to homestead land. The lively sea trade brought many ship carpenters to the coast. Their technology and wood-working skills profoundly influenced the prevalent Spanish Colonial buildings of the time. Many longed for their native New England architecture and the resulting blend with Spanish Colonial styles gave birth to the Monterey style.

The first Monterey-styled home built in 1835 can be attributed to Thomas Larkin, a seafarer and entrepreneur from the east who had settled in Monterey, California. He built a simple, two Story adobe house with hipped roofs and a wooden balcony on all four sides -- a radical departure from his neighbors' homes. The spare, handsomely proportioned carpentry of balconies and verandas combined with refined window and door detailing appealed to a broad range of settlers, and the style quickly gained favor with those that had the financial means to emulate it. This simplicity continues to appeal to people today. Bay Area neighborhoods have examples of Monterey-styled homes from many eras.

Style Elements

- Two stories with low pitched gabled and occasionally, hipped shingle or tile roofs.
- Second-story wood balconies that are usually cantilevered and covered by the principal roof.
- Windows are often casement-style with glass partitioned into 3 or 4 panes, generally recessed for sun protection.
- Detailing derived from Spanish Colonial or Colonial Revival Styles.

Building Forms and Massing

- Simple one or two-story primarily rectangular volume with the long axis parallel to the street (preferred) or perpendicular to the street. If perpendicular, front elevation must have enhanced balcony and entry door treatment.
- Main rectangular mass may be cut away to create exterior balconies within the building mass that are covered by the main roof.

Roofs

Roof Forms: Low pitched gable or hipped. Shed roofs are acceptable as accent roofs over smaller single room volumes.

Roof Pitches:

- 4:12 to 6:12 for gable or hipped roofs
- 3:12 to 4:12 for shed roofs.

Acceptable Roof Materials

- Flat, smooth, matte concrete tile with the same color characteristics described above.
- One piece barrel tiles utilizing a minimum of four different, muted, earth tone complimentary colors that create a subtle, multi-color surface.

Eave Depths: 12 to 24 inch minimum

Fascias: In general, 5 inch maximum which is sufficient size to support a gutter.

Exterior Walls

Exterior Wall Design

- Minimum wall thickness should allow windows to be recessed 4 inches on the street elevations.
- Changes in material shall occur at the inside corners of masses or from the first to the second floor or when wrapped around the side, to a location where the change is not visible from the street, e.g. at the side yard fence. Changes in wall material on the same plane of the elevation must be separated by a balcony.

Acceptable Materials

- Stylistically appropriate stucco textures and systems. Those with a handcrafted appearance utilizing a wavy texture are encouraged.
- Stucco adobe type walls
- Wood or wood type walls in clapboard with 4 to 5 inch exposure maximum or board and batten, painted.

Doors and Windows

Recessed doors and windows are acceptable methods to create a sense of thickness to the walls. Windows shall be sized and located to create a balanced, mostly symmetrical composition.

Windows

- Casement windows are generally vertical in proportion with horizontal mullions dividing the window into several lites.
- Single or double hung window proportion and detailing may utilize Spanish Colonial styled homes with multiple lites over 1 lite configurations and shall vary from adjacent Spanish Colonial style homes.

Doors

- Single or occasionally double door units, paneled, naturally stained wood, faux wood such as GFRC, and/or wood and glass.
- Door designs may borrow from Spanish Colonial, Colonial Revival or Territorial traditions.
- Front doors should be deeply recessed and have a decorative surround of tile or stone or other accent.

Materials and Colors: Wood, vinyl clad wood, or vinyl windows are acceptable. Unfinished aluminum or shiny metals are not permitted. Doors, window and door frames may be stained and/or painted.

Details and Decorative Elements

The Monterey style of architecture, with its utilitarian use of available materials, contains detailing that celebrates simple craftsmanship. Wood joinery, often emulating shipbuilding techniques, and in later years, ornamental metal work, are appropriate types of detailing. Details may borrow from Spanish Colonial, Colonial Revival or Territorial building traditions.

Porches/Balconies

- Balconies are a defining element of the Monterey style.
- Balconies may be cantilevered, supported by wood beams and brackets of substantial dimension. Balconies shall be deep enough to be usable, minimum 4 feet, preferably 6 feet.

Columns: Generally, smaller wood columns that appear visually lighter are appropriate.

Chimneys: Generally stucco with a pointed barrel arch as the decorative top, though adobe or stone may also be appropriate.

Accent Trim: Simple, painted or stained wood or faux wood.

Lintels: Rustic, stained, rough sawn or refined wood.

Shutters: Wood or faux wood shutters, naturally stained or painted in designs that borrow from Spanish Colonial Revival Styles. Hardware shall be rusticated metal, iron or black metal resembling iron.

Hardware: Include elements with rusticated metal or metal painted to simulate iron.

Railings: Railings are to be of simple wood designs, wrought iron or painted to emulate iron.

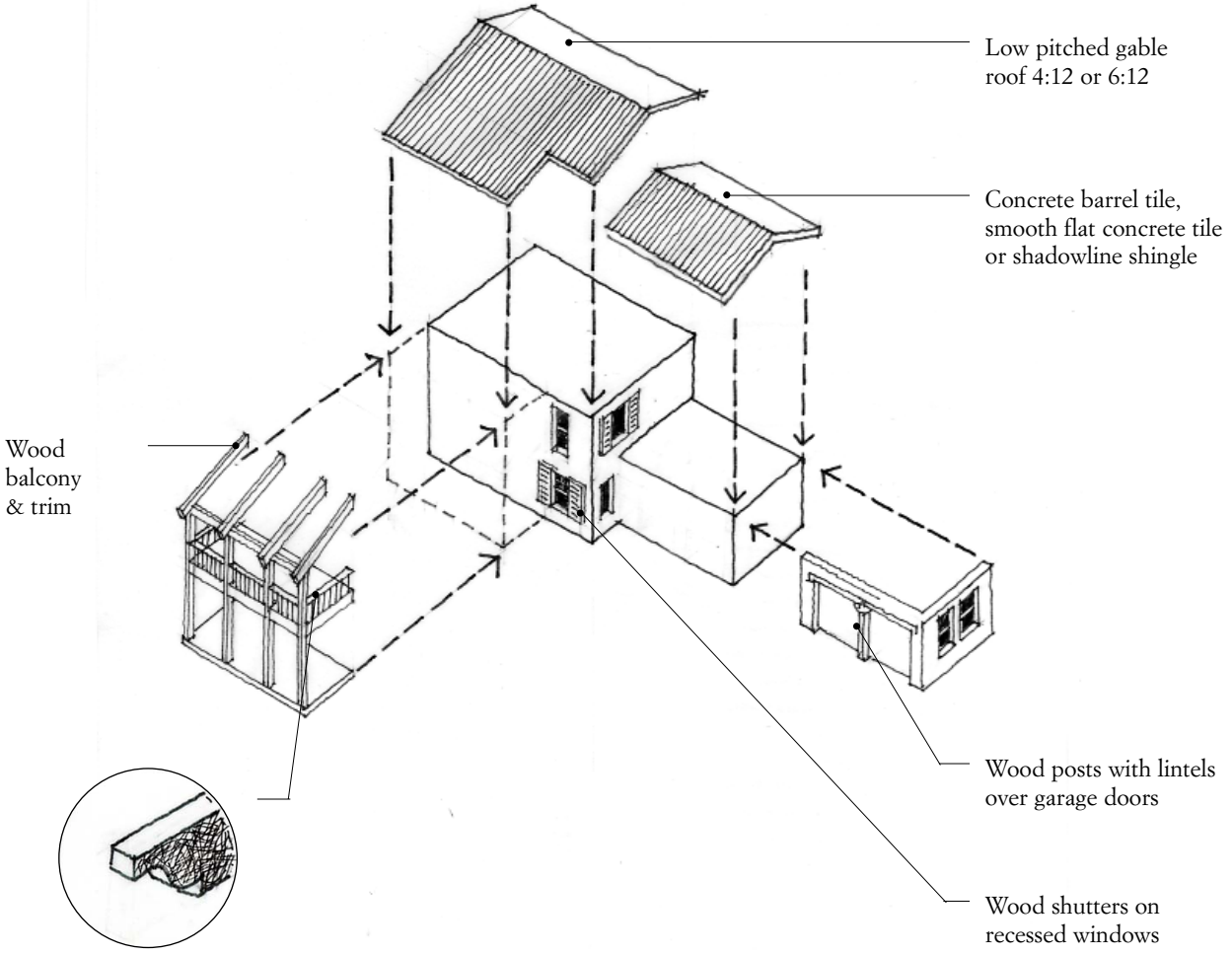
Lighting:

- Ceiling mounted metal fixtures at balconies.
- Wall mounted sconces at main entrance.

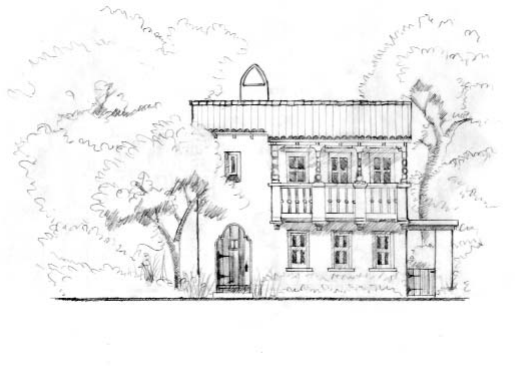
Colors

- *Walls:* Generally off white or lighter earthtone colors for stucco or painted wood, with a LRV range 40-60. Lighter wall colors are restricted to those homes that are less visible from the golf course, surrounding open spaces or Common Areas.
- *Roof:* Darker earth tones of brown, red-brown, green or grey with an LRV of 35 or lower.
- Refer to Appendix D, Stonebrae Master Color Palette for additional information.

MONTEREY DETAILING



MONTEREY
STYLE SUMMARY TABLE



Style Elements	
Form	• Simple box or "L" plan • Simple box plan form with one story break
Roof	• Main gable or hip roof front to back at 4:12 to 6:12 pitch • Intersecting gable or hip roof fronting street; shed roof break over balcony • 12 to 24 inch eaves • Architectural-quality shadowline asphalt shingles, barrel tile or smooth, flat concrete tiles • Shed roof break over balcony
Walls	• Stylistically appropriate stucco textures and systems, typically fine sand finish • Stucco with vertical siding accents at second floor, balcony and gable ends • Adobe brick siding on first or second floor in running bond pattern
Windows	• Casement with 3 or 4 lite horizontal lites or single or double hung with multiple panes over 1 lite pattern • Simplified Spanish Colonial style window and door trim • Single pane windows at sides and rears • White or color windows • Full length windows opening onto balcony • Vertical window shape with multiple panes often in groupings
Details	• Wood balcony and railing • Adobe brick veneer wainscot at first floor • Ornate chimney top trim • Round tile attic vents • Garage door patterns complementary to style • Shutters • Wood corbels • Recessed accent windows

4.2.4 Italian Revival

History

The Italian Revival style was first popularized in the mid-1800's by the publication of Andrew Jackson Downings' pattern book of house styles, Cottage Residences. Prior to this, architectural fashion had tended to be dominated by English influences, and Downing's book set out to propose building styles appropriate to a nation in the process of rejecting its traditional ties to England following the War of 1812. By the 1870's the style had fallen from favor. During the early 20th century, architects and their wealthy patrons again looked towards Europe and, in particular, Italy and Spain, as their inspiration for building the grand homes and estates that would showcase their new found wealth derived from the industrial revolution. The formality and classical detailing of the style were well suited to affluent Homeowners proclaiming their arrival to the upper classes. Many fine examples can be found in Bay Area neighborhoods.

Style Elements

- 2 to 2½-story simple, symmetrical, rectangular massing, sometimes with center or side projecting wings. Asymmetrical massing may occur but are rare.
- Low, hipped roofs of barrel tiles.
- Arched loggias, windows or entryways.

- Smooth stucco walls, sometimes with stone trim, quioning or accents.

Building Forms and Massing

- It is preferred that the long dimension of the home face the street.

Roofs

Roof forms

- Hipped roofs for main volume and intersecting wings.
- Smaller flat roofs may be acceptable for one-story porch elements in asymmetrical massing compositions as described above.

Roof Pitch: 3:12 and 4:12

Dormers: Dormers are generally not appropriate to this style

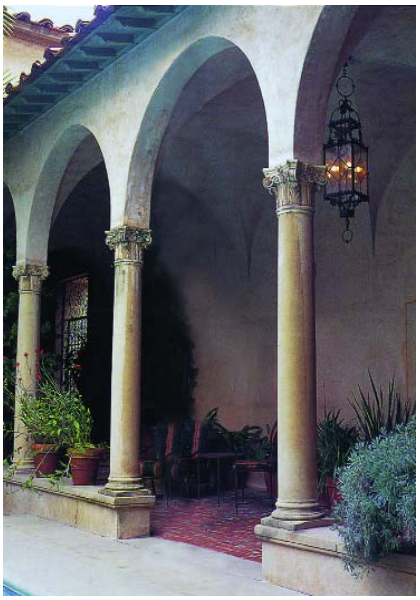
Roof Materials: One piece barrel tile

Eave Depth: 18 to 30 inches in depth. All eaves shall be boxed. Decorative wood or faux wood brackets supporting the eaves are acceptable treatments.

Exterior Walls

Exterior Wall Design

- Minimum wall thickness should allow windows to be recessed 4 inches on the street elevations.
- Changes in material shall occur at the inside corners of masses or from the first to the second floor or when wrapped around the side, to a location where the change is not visible from the street, e.g. at the side yard fence. Changes in wall material on the same plane of the elevation must be separated by a stone or cast stone belt course.
- Generally, one primary wall material shall be used on all exterior walls. Two materials may be used provided they meet the criteria below.



Acceptable Materials

- Stucco: Stylistically appropriate stucco textures and systems typically with a handcrafted appearance utilizing wavy textures.
- Stone: Natural or quality precast faux stone may be used. Except when used as a quoin or as the first floor wall material, stone must be used on all elevations as a full height wall material. Stone must be cut and laid in a running bond or similar type pattern. Coursing may vary from the lower to the upper floors provided there is a stone belt course separating the different courses. Joints shall not project past the stone face.

Doors and Windows

Design/Placement

- All windows and doors should be recessed 4 inches on street elevations.
- Window and door placement shall generally be ordered, symmetrical compositions.

Doors

- Flat or true arch transoms are appropriate.
- Main entry doors are either multi-paneled or vertical board with smaller windows and set within deep recesses with cast stone or decorative stucco surrounds.

Windows

- Larger, arched topped window/doors shall be located on the lower floors with smaller, occasionally paired windows on upper floors.
- Accent windows are generally arched, but round windows are also appropriate.

Details and Decorative Elements

Details and decorative elements shall be based on Italian Revival traditions found in California and, in particular, Hayward's neighborhoods from the early 1900's.

Entry Portals/Loggias: These are important design elements of this style and shall be incorporated into a representative number of the plans per Village. Generally, they shall be part of the building mass, but side or rear loggias with flat roofs are also acceptable. Loggias should be supported by round cast stone or tile columns with true arch tops.

Balconies: Balconies generally shall be formed by decorative stone building elements over doors or feature windows.

Columns: Doric or Corinthian orders with correct proportion.

Chimneys

- Stucco or stone to match wall material.
- Decorative barrel tile, stucco or stone chimney caps are required.

Accent Trim: Natural or cast stone, stucco over foam or precast units used as window and/or door surrounds, quoins, belt courses, and lintels. Small classical columns or pilasters. Balustrades and other details shall utilize Classic Roman proportions and forms.

Fascias:

- Fascia depth shall be minimized (5 inch maximum).
- Decorative molding may be appropriate below the gutter if designed consistently with Italian Revival/Classical details.

Cornices: Generally not a major component of this style.

Lintels: Cut natural stone or precast.

Shutters: Though seldom used on authentic Italian Revival buildings, shutters, if used, shall appear to be

operable wood or approved material, naturally stained or painted in appropriate designs that are paneled or full louvered designs.

Hardware: More refined metals, such as bronze or painted brass, iron or black metal to resemble iron.

Railings

- Stone, cast stone or precast railings and balustrades in classical designs.
- Decorative black metal railings.

Gutter and downspouts: Gutters shall be round or rectangular unsealed copper or metal painted to generally be inconspicuous.

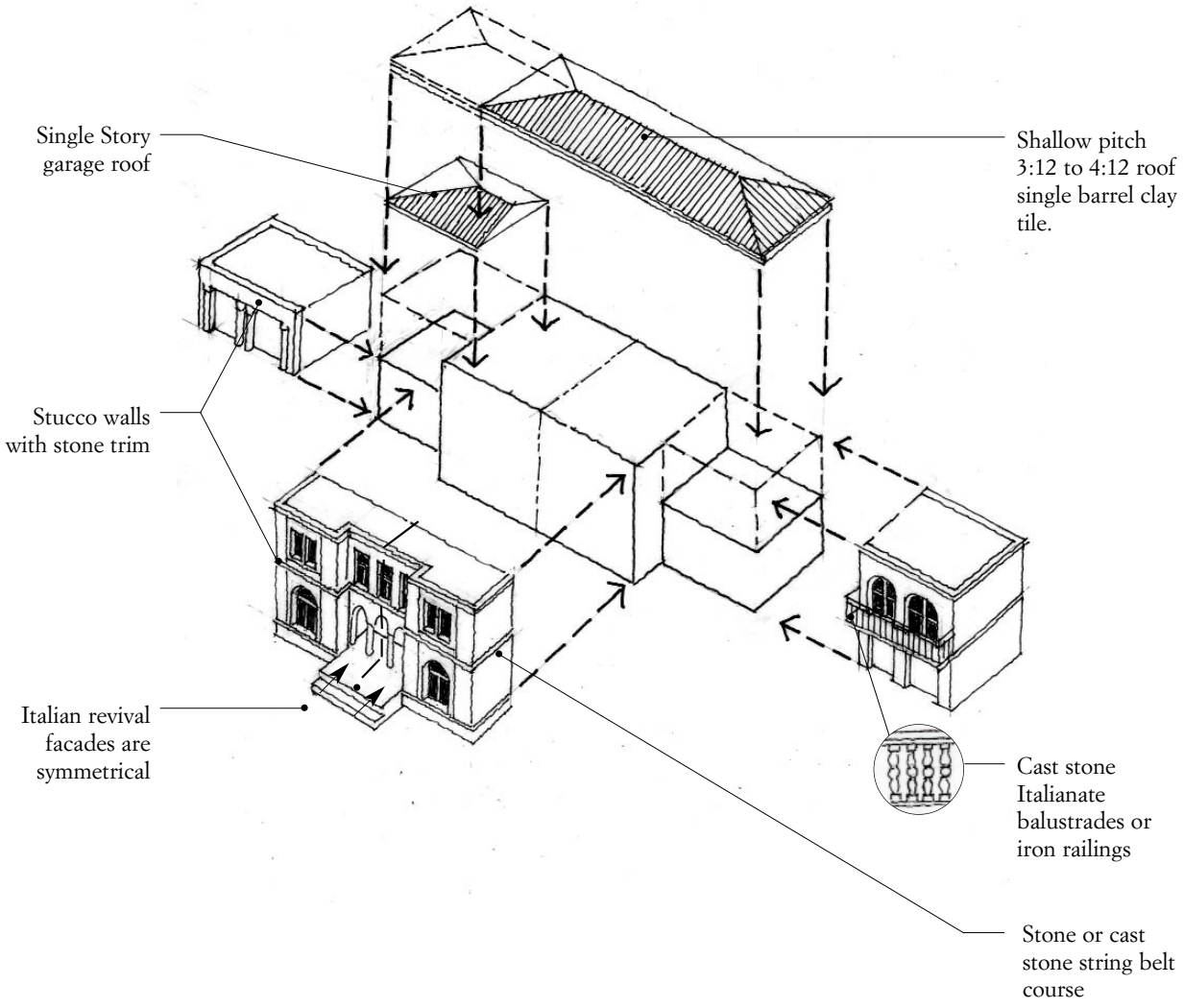
Lighting

- Decorative metal pendants in loggias or recessed entries.
- Decorative metal wall sconces at primary entries.

Colors: Light Reflective Value, or LRV, indicates the relative lightness of a color on a scale ranging from 0 (black) to 100 (white). Dark colors have an LRV of less than 30. Light colors/off-whites have an LRV over 70.

- Generally wall colors are a lighter earthtone palette, though more intense wall colors should have a lower LRV. Roofs are generally darker terra terracottas with an LRV of 35 or lower.
- Stucco or stone walls: off-white, light warm grays, tans, ochres, burnt orange or beiges. LRV range of 40-70. Darker shades should generally dominate. Use of lighter tones will create a full range of wall colors that are varied and attractive in both close and distant views.
- Roofs: a minimum of four non-contrasting, muted earthtone, complementary colors that create a subtle, multi-color surface. The overall color impression of the tile roof shall be visually recessive, blending with the colors of the surrounding landscape.
- Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

ITALIAN REVIVAL DETAILING



ITALIAN REVIVAL
STYLE SUMMARY TABLE

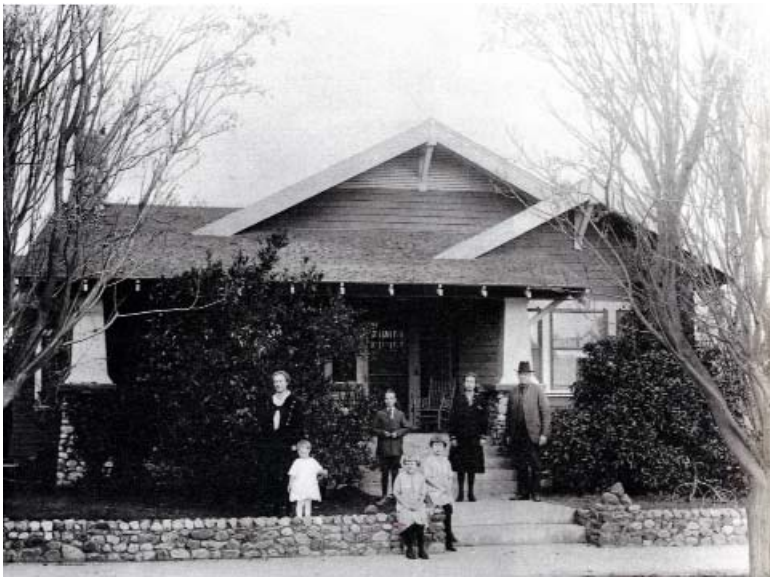
Style Elements	
Form	• 2-story massing with a strong symmetrical emphasis and varied plate heights and/or projecting wings • 1 to 2½-story asymmetrical massing
Roof	• Low 3:12 to 4:12 roof pitch • 18 to 30 inch overhangs • Main hip roof with minor intersecting hip roofs • Barrel or shaped concrete tiles • Closed eaves with decorative wood brackets
Walls	• Stylistically appropriate stucco textures and systems, typically a smooth finish • Decorative precast or stone quoins • Full height first floor stone walls • Decorative precast belt course
Windows/	• Vertically hung 9 and 12 paned windows at front elevation and in high visibility areas, often ganged in pairs • Recessed arched windows • Single pane windows at sides and rears • Deep recessed windows and doors on front elevation • Wood or color windows • Single or ganged round top windows • Arched accents on lower floor entry door and/or windows, loggia, porch, etc. • Decorative precast surrounds and separations
Details	• Stucco over architecturally enhanced foam window and door trim • Wrought iron balconies and accent details • Arched stucco column porches or loggias • Classically styled precast columns • Garage door patterns complementary to style and not visible from street • Decorative chimney caps

4.2.5 Arts & Crafts

History

At the turn of the 20th century, the Arts & Crafts Style was born from an eclectic collection of influences—the Arts and Crafts Movement with its resulting style of architecture, Japanese tea houses that had recently been imported to the United States, the low adobe buildings of the Spanish Colonial style, the open, informal rambling plans of East coast shingle style homes, among others - that combined into a style well suited to housing American families. These homes were relatively inexpensive to build and, as a result, spread quickly and evolved to reflect regional sensitivities of the marketplace.

With its beginnings in Southern California, the philosophical foundation of the Bungalow rests upon the principles of the Arts and Crafts Movement. As a reaction to the industrial revolution and mass production, the Arts and Crafts Movement sought to celebrate a return to the individual, nature and the craftsmanship that can result from embracing those ideals. This was superbly evidenced in the buildings by Greene and Greene Architects and local Architects such as John Maybeck and Julia Morgan. Characterized by natural materials, used honestly, these buildings are welcoming and exude a warmth that has relevance to this day. Many excellent examples of the Arts & Crafts style are found throughout the Bay Area.



Style Elements:

- Rectangular, "L" shaped or irregular rectangle floor plans with gable or cross gabled roofs and wide overhangs with enclosed eaves.
- Low pitch, wide projecting roofs.
- Exposed rafter tails often with decorative ends.
- Well articulated stoops and porches.

Building Forms and Massing

- One, one and a half or two Story rectangular floor plans with the gable end facing the street are the most common. Additionally, "L" shaped plans or plans that are a series of rectangular forms linked together are acceptable.
- Where present, porches may be carved from the main building mass or added on, having their own separate roof expression.

Roofs

Roof forms: Basic side to side or front to back gables; more complex plan

forms shall utilize cross gables.

Roof pitch: 3:12 to 8:12

Dormers: Gable or shed forms with pitches that generally match that of the main roofs.

Materials: Shadowline asphalt shingles (minimum 40-year warranty), or flat concrete tiles with shingle texture.

Eaves:

- Eaves are to have a minimum depth of 18 inches on the rake end of gables and 24 inches at the rafter overhangs. Larger rafter overhangs are encouraged for 3:12 and 4:12 roof pitches.
- Simple, decorative rafter tails are encouraged.
- Three decorative beam extensions, (minimum) at the rake end of the main gable are required. Supporting these with a brace is strongly encouraged.

Exterior Walls

Exterior Wall Design: Exterior walls may be wood and/or composite siding, wood and stucco, stone or brick. A maximum of two materials may be used for wall surfacing with one material exhibiting clear dominance over the other.

Acceptable Materials

- Several wood and/or composite siding options are acceptable and appropriate to the Arts & Crafts style.

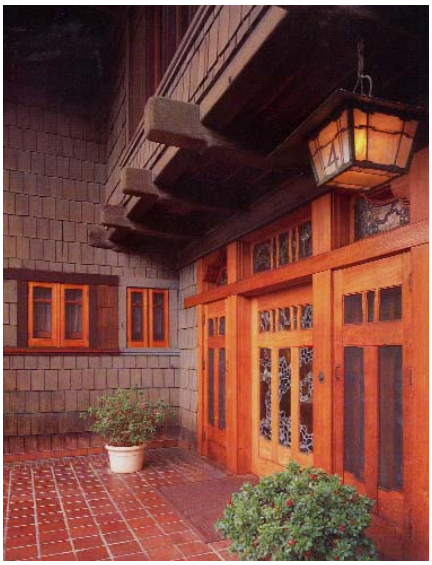
- Shingle - 4 to 6 inch exposure, generally smooth shingle, stained with woven corners. Decorative treatments are encouraged.

- Clapboard - 3 to 5 inch exposure, 4 inch maximum corner boards to match color/stain of clapboard. Painted or stained.

- Stucco - Stylistically appropriate stucco textures and systems such as a medium sand, California Monterey, or rougher popcorn finish. Subtle color variations in the surface are required.

- Stone - Stone is to be random, uncoursed field stone or river washed round cobble.

- Brick - Brick is to be used as a porch, column, chimney or foundation material. It is not be used for full height walls. Generally, brick shall be in a running or Flemish bond pattern. Decorative coursing details and the use of clinkers are encouraged.



Doors and Windows

Design/Placement

- Windows and doors are generally in an asymmetrical, but balanced, composition. Front gable elevations often have symmetrical fenestration with the remainder of the home having an asymmetrical window placement.

Windows

- Casement windows are typically found in Arts & Crafts style homes. Historically, windows were ganged to create decorative compositions, particularly on primary elevations, and this is encouraged. Ganging may include a large picture type window with rectangular transom and side lite windows. Ribbon window arrangements are strongly encouraged, particularly on shed dormers.
- A wide range of mullion placement is seen on original Arts & Crafts homes, often in decorative patterns. Casement windows are preferably 1, 3, 6 or 8 lite configurations. Single or double hung windows are preferably 4, 6 or 8 over 1 lite configurations.
- Rectangular transoms are most common, though eyebrow transoms are also appropriate.

Doors

- Entry doors shall be wood or faux wood doors in a variety of paneled configurations with or without lites. Generally, doors shall be stained a darker color though accent painting to match windows is also acceptable.
- Entry doors are always sheltered by a porch or deep (6 foot minimum) portico.

Details and Decorative Elements

Details and decorative elements shall be based predominantly on the Californian Arts & Crafts Bungalow tradition. Other influences, such as Japanese carpentry details, Prairie style or Mission Revival styles are appropriate, but shall be subordinate to the Arts & Crafts style in the number of elevation choices that exhibit these more exotic stylistic choices.

Porches and Stoops

- Porches and stoops are a defining design element of the California Arts & Crafts style. The width of porches should generally be 25% of the street elevation.
- Porches may be part of the building mass or an additional element attached to the main building mass with a separate roof. They will be supported by wood, stone or brick columns that connect to the ground or are supported by stone, brick or stucco bases or walls.

Combining stone and brick is encouraged as an accent detail.

- Stoop stairs shall be of stone, brick, wood or concrete. If made of concrete, it shall be stained and textured to appear aged. Stoops shall create a visible minimum transition from finished grade of the Lot to the porch/finished floor elevation. Stairs must be finished with cheek walls or designed to finish into building elements.

Columns: Columns shall be rectangular in shape, with single or multiple support designs acceptable. They shall be spaced and sized so that the relationship between column mass and span/supported mass appear to be structurally sound. Generally they shall be utilized to support porches or other architectural elements attached to the main building mass. Tapered wood columns are strongly encouraged.

Chimneys: Stone, brick or stone/brick combinations. Decorative caps are required. Maximum dimension shall be 2-feet 6-inches x 4-feet.

Foundations: Stone, stucco or brick

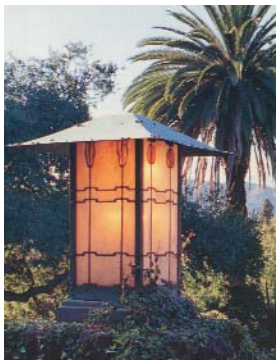
Accent Trim: Painted or stained wood generally to match window color. Brighter, contrasting accent painting is acceptable.

Lintels: Generally milled wood, stained to match window color.

Shutters: Board and brace type of shutters, simply constructed, with decorative wood or alternate material details. Hardware to appear as if shutters are operable.

Hardware: Rusticated brass, bronze, iron or black metal painted to emulate iron.

Railings: Stained or painted wood. Mission influenced elevations may incorporate ornamental black metal.



Fascias: Gutters shall be attached to fascia boards with a minimum size (generally 4 inches) to support the gutter or cut into decorative rafter tails.

Lighting

- Lighting designs shall borrow from the California Arts & Crafts design traditions.
- Decorative ceiling mounted or pendants in porches.
- Lantern type fixtures set on walls or pilasters.
- Sconces as accents at entries.

Colors

- Walls

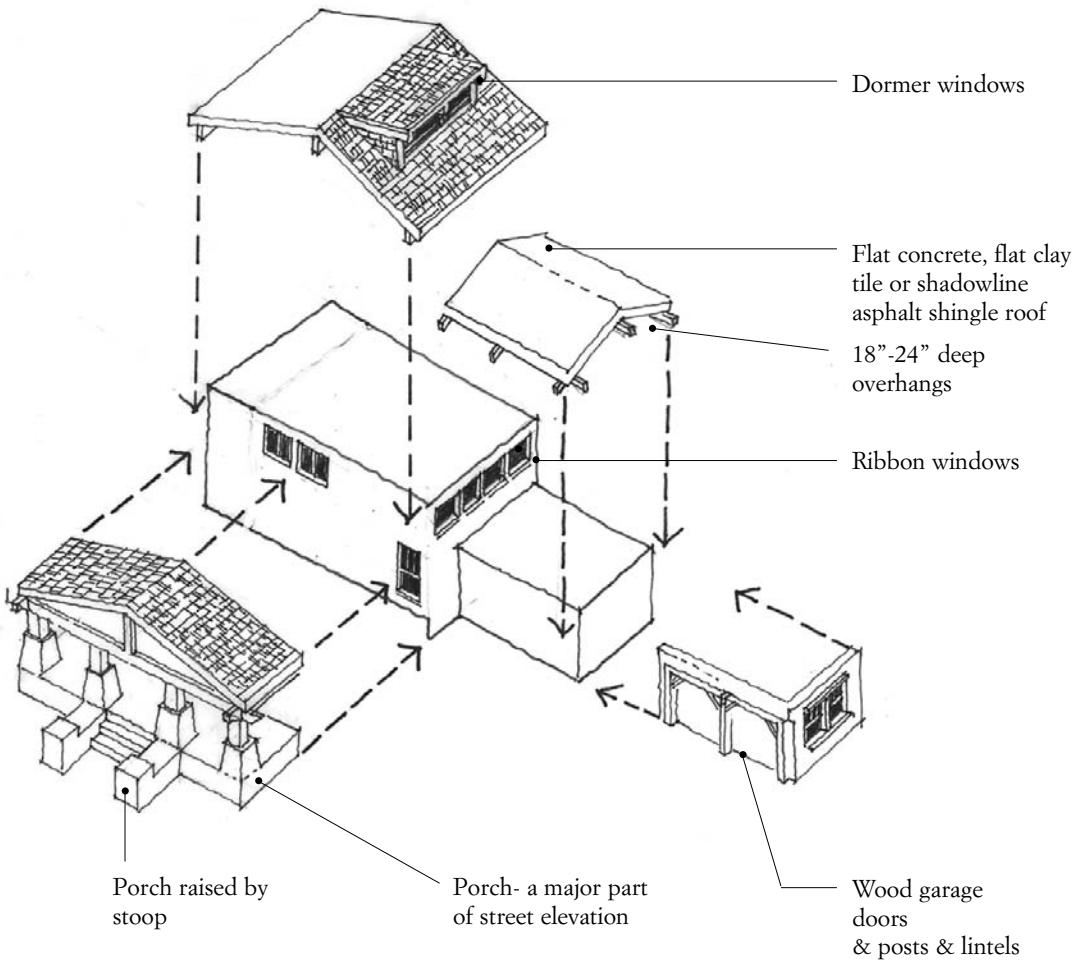
  Wood shingle: Generally stained in shades of brown, or dark grey with LRV range of 25-40 or sealed with a clear sealant.

  Clapboard: Generally painted in tans, beiges, or other earthtone colors with an LRV range of 30-45.

Stucco: Earthtone colors with an LRV range of 35-45.
Stone: Browns and warm grays with an LRV range of 25-40.

- Roofs: Dark brown, red-brown or forest green hues with an LRV range of 25-35.
- Trim: A wide range of trim colors may be used, ranging from colors that blend with the hue to brighter (LRV 55 & above), contrasting accent colors.
- Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

ARTS & CRAFTS DETAILING



ARTS & CRAFTS
STYLE SUMMARY TABLE

Style Elements

Form	• Simple 1, 1½, or 2-story rectangular massing with vertical and horizontal breaks • Varied or "L" plan shapes • Porches, integral to main mass or added on, preferably raised above finish grade with stoops
Roof	• 3:12 to 8:12 roof pitch • Varied porch roofs - shed or gable • 18 to 36 inch overhangs • Architectural quality shadowline asphalt shingles or shingle texture flat concrete tile in gables • Basic gable roof side to side or front to back with cross decorative patterns • Open eaves with exposed and shaped rafter tails • Dormers
Walls	• Blended siding and stucco • Stylistically appropriate stucco textures and systems typically medium sand, popcorn or California Monterey • Full wall height smooth texture shingle or clapboard siding • Battered wall accents • Stone or brick foundation or wall accents
Windows	• Casement with 1, 3, 6, or 8 lite patterns preferred • Decorative window mullions • Single or double hung 4, 6, or 8 over 1 lite patterns acceptable • Stained glass accent windows • Bay or picture windows • Feature ribbon windows, 3 or more • Single pane windows at sides and rears windows
Details	• Entry porches with heavy square columns or posts on masonry piers or walls of stucco, stone or shingle • Tapered wood columns • Arts and Crafts style lighting fixtures • Blended stone and brick • Shaped or layered wood header trim at windows and doors • Simple knee brace with outriggers to support gable overhangs • Stone and brick accents • Masonry chimneys • Decorative wood attic vents in gable end walls • Oriental, Prairie or Mission style detailing • Decorative masonry inlays • Trellised porte-cocheres • Window boxes

4.2.6 PRAIRIE

History

The Prairie style began in Chicago around 1897 with a group of Architects whose goal was to create buildings that responded to the Midwestern Prairie landscape. Frank Lloyd Wright became the movement's chief practitioner and spokesperson. This movement became known as the Prairie School. Other noteworthy Architects of the Prairie Style prior to 1920 were Walter Burley Greiffin, Marion Mahoney, George W. Maher, William E. Drummond, William G. Purcell and George G. Elmslie. The young idealistic Architects who started this movement rejected revival architecture and instead viewed architecture and landscape as one. The Prairie House had a strong horizontal appearance which was emphasized by a broad hipped or gabled roof and wide overhanging eaves. The interiors were open and space was no longer contained by four walls. Living rooms and living areas flowed seamlessly from one another and often shared spaces with other rooms such as the dining room. Interiors became large expanses that allowed for larger flexibility within the house, but also reached out to the vastness of the existing prairie. Deep, sheltered eaves and low terrace walls connected with nature in an honest, real way and broad bands of casement windows allowed light and landscape to enter the home. The Prairie style allowed Architects flexibility to customize the home to fit the needs of the inhabitants. Architects influenced interiors exponentially through personalized, crafted design of furniture, integrated lighting, art glass and other added custom-designed items. Although the Prairie School had it largest following in the Midwest during the 20th century, other important domestic architecture was made on the West Coast.

Style Elements:

- Simple, symmetrical two-story massing, though asymmetrical forms were also common.
- Low-pitched roof, usually hipped, with widely overhanging eaves.
- Two stories, with one-story wings or porches generally attached to the main building mass.
- Eaves, cornices, and façade detailing with horizontal emphasis.
- Massive, square porch supports.

Building Forms and Massing:

Generally, there are two massing approaches to a Prairie styled building:

- Symmetrical, with a simple, square or rectangular plan called an American Foursquare with attached one Story masses of porches or additional family rooms.
- Asymmetrical, one, two or three-story with one dominant mass. Most high style examples take this form and are typically in the Wrightian tradition.

Roofs

Roof forms: Hipped, occasionally gable.

Roof pitch: 3:12 to 6:12

Dormers: Hipped or gable forms. Through-cornice gables are appropriate on a limited basis.

Materials: Architectural quality shadowline asphalt shingles (minimum 40-year warranty), flat concrete tiles with shingle texture, slate or composite slate with a matte finish.

Eaves: Closed eaves with a depth of 18 to 30 inches.

Exterior Walls

Exterior Wall Design

- Belt course or horizontal trim often occurs below the second-story window sill to create asymmetrical composition of materials and emphasize a horizontal building form.
- A change of material is allowed in the same plane provided there is a strong horizontal trim with contrasting material or color.

Acceptable Materials

- Wood and/or composite clapboard siding with 4 to 6 inch exposure, generally with mitred corners, painted or stained.
- Stucco may be used as a full height wall, as a half wall above a brick first story wall or as a contrasting accent material in combination with a predominately brick building. Stylistically appropriate stucco textures including a broad range from light to medium sand, California Monterey, or a rougher popcorn finish are encouraged.
- Brick - Brick is to be used for full or half height walls, columns, chimneys or as a foundation material. Generally, brick shall be in a running or Flemish bond pattern and decorative coursing details are encouraged.
- Brick with Stucco accent - combination of stone and stucco or brick and stucco are acceptable, but brick and stone must be the dominant, base material with the stucco as an accent material above the brick or stone.

Doors and Windows

Design/Placement

- With a symmetrical building mass, windows shall be placed in a symmetrical arrangement on the street elevation.
- For asymmetrical building designs, windows shall be generally symmetrical on the dominant mass and asymmetrical on minor masses.

Windows:

- For Foursquare plans, single or double hung with multiple lites over one lite configuration; or decorative mullions over single bottom lite.
- For Wrightian-styled buildings, vertically proportioned casement windows with multiple lite patterns are appropriate. Decorative lite patterns are strongly encouraged.
- Generally, windows shall be ganged to form horizontal composition
- Typically windows are to be smaller in scale on the second floor.
- Stained glass accents are strongly encouraged.

Doors:

- Generally a focal point on symmetrically massed buildings and hidden on asymmetrical massing.
- Single units, stained or painted, paneled or with lites.

Details and Decorative Elements

Prairie Style influences came from the Shingle Style, the commercial architecture of Chicago typically influenced by Sullivan, and the English Arts and Crafts Movement. Sullivanesque detailing is characterized by stylized floral or circular geometric accents, elaborate terra cotta, or stucco and brick building massing. These types of details are more appropriate to the symmetrical, Foursquare type of plan. Wrightian detailing was typically of angular, geometric forms.

Porches and Stoops

- Porches may be part of the building mass or an additional element attached to the main building mass with a separate roof. Porches will be supported by massive wood, stone or brick square columns.
- Porch roofs are generally hipped with occasional gable accent to articulate the entry.
- Stoop stairs shall be of stone, brick, wood or concrete. If made of concrete, it shall be stained and textured to appear aged. Stoops shall create a visible minimum transition from finished grade of the Lot to the porch/finished floor elevation. Stairs must be finished with cheek walls or designed to finish into building elements.

Columns: Columns shall be rectangular in shape, with single or multiple support designs acceptable. They shall be spaced and sized so that the relationship between column mass and span/supported mass appear to be structurally sound. Generally they shall be utilized to support porches or other architectural elements attached to the main building mass.

Railings: Stained or painted wood in a simple, straightforward designs for Foursquare Plans. Metal railings, iron or painted to resemble iron, are appropriate for Wrightian designs.

Chimneys: Stone, brick or stone/brick combination, typically broad and flat. Decorative caps are required.

Trim: Wood accent trim with contrasting color to create horizontal emphasis.

Shutters: Seldom used; on second Story only when used. Not used on asymmetrical massing.

Lintels: Generally milled wood or brick.

Hardware: Rusticated or slightly refined brass, bronze, iron or black metal painted to emulate iron.

Fascia: Gutters shall be attached to fascia boards with a minimum size (generally 4 inches) to support the gutter or cut into decorative rafter tails.

Lighting: Lighting designs shall borrow from the Arts and Crafts Movement.

- Decorative ceiling mounted or pendants in porches.
- Lantern type fixtures set on walls or pilasters and/or sconces at main entries.

Colors:

- Walls:

  Clapboard: Generally painted in tans, beiges, or other earthtone colors with an LRV range of 30-50.

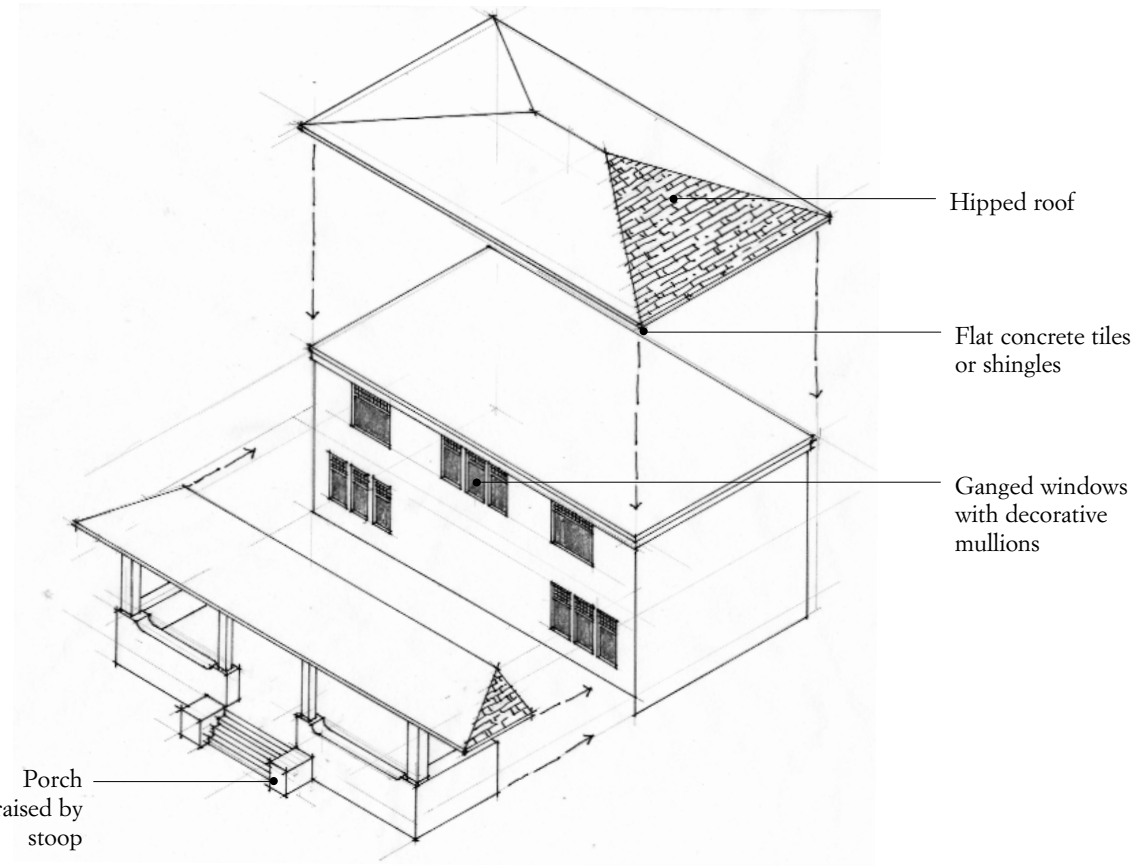
  Stucco: Off white or earthtone colors with an LRV range of 35-55.

  Brick: Red-browns or terra cotta hues with an LRV range of 25-40. Lighter wall colors are restricted to those homes that are less visible from the golf course, surrounding open spaces or Common Areas.

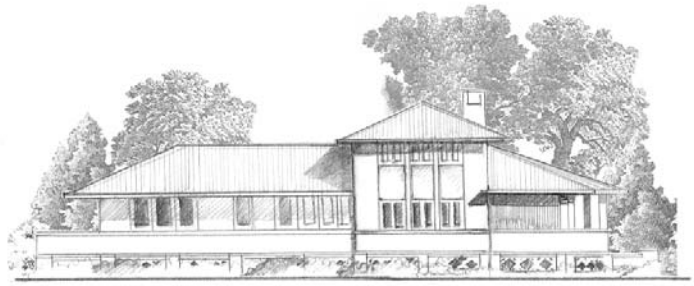
- Roofs: Dark brown, red-brown or forest green hues with an LRV range of 25-35.
- Trim: A wide range of trim colors may be used, ranging from colors that blend with the adjacent walls to brighter (LRV 55 & above), contrasting accent colors.
- Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

PRAIRIE DETAILING

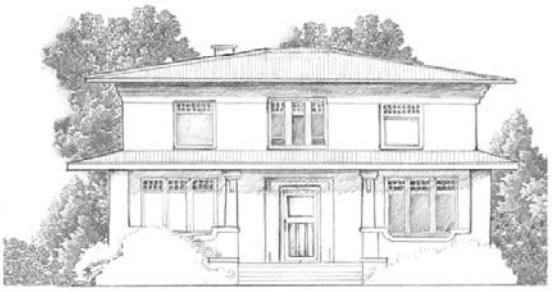
American Foursquare Style



PRAIRIE
STYLE SUMMARY TABLE



Wrightian style. © VITA, Inc.



American Foursquare Style. © VITA, Inc.

Style Elements	
Form	• Symmetrical (Foursquare): simple, square or rectangular plan with attached one-story masses as porches and alcove or room-sized pop-outs in rectangular hexagonal shapes • Asymmetrical (Wrightian): One or two-story with one dominant mass, oversized masonry chimney elements, and wall or corner vertical elements
Roof	• 3:12 - 6:12 • Hipped, occasionally gabled roofs with matte finish • Architectural quality shadowline asphalt shingles, flat concrete tiles with shingle texture, slate or composite slate • Closed eaves with depth of 18 to 30 inches • Hipped or gabled dormers
Walls	• Wood or composite siding with 4 to 6 inch exposure • Stylistically appropriate stucco texture and system typically with light to medium sand, popcorn or California Monterey finish • Full height brick walls • Brick, wood or stucco course belt
Windows/	• Symmetrical massing: Single or double hung doors with 1, 3, 4 or 8 over one lite configuration • Wrightian-styled: Vertically proportioned casement windows with one lite ganged to form horizontal composition windows • Decorative mullions over single bottom lite • Stained glass accent
Details	• Massive wood square columns • Arts and Crafts type detailing • Brick or stone columns • Decorative lighting • Hipped or gabled roofs on porches • Brick chimney • Stoop and stairs: stained and textured, or stone, concrete, wood, or brick • Wood accent trim with contrasting color detailing

4.2.7 East Bay Classic

History

The East Bay Classic style began in the Bay Area around the mid-1800s. The style grew from the Greek Revival movement popular in the Eastern States as a response to Greece's involvement in their war for independence, which garnered a good quantity of American sympathy. America's diminished affection for the British influenced styles following the War of 1812. The style was spread by carpenters' guides and pattern books, the most influential of which were written by Minard Lefever and Asher Benjamin. Prominent Architects who were champions of the style included Benjamin H. Latrobe and his pupils Robert Mills and William Strickland.

Style Elements

- Hipped or gable roof of low pitch.
- Entry or larger porch supported by square or round prominent columns.
- Narrow line of transom and sidelights surrounding door, usually incorporated into an elaborate door surround.
- Cornice lines that are emphasized with wide, divided band of trim.
- Simple, symmetrical two-story massing.
- Shallow roof pitches with smaller closed eaves with little or no overhang.
- Heavier textured stucco, clapboard, brick or stone walls.

Building Forms and Massing

Generally, there are two massing approaches to an East Bay Classic styled building.

Symmetrical, with a simple rectangular plan with attached less than full height to full facade porch.

Front gabled roof, a simple rectangular plan with one dominant mass and occasionally a wing attached.

Roofs

Roof forms: Hipped, occasionally gable.

Roof pitch: 4:12 - 9:12

Materials: Architectural quality shadowline asphalt shingles (minimum 40-year warranty), slate or composite slate.

Eaves: Closed eaves with a maximum depth of 12 - 18 inches.

Exterior Walls

Exterior Wall Design

- Round or square doric or ionic columns/colonnade anchor ends and corners of dwellings.

Acceptable Materials

- Wood and/or fiber cement clapboard siding with 4 to 6 inch exposure, generally with mitred corners, painted or stained.
- Stucco may be used as a full height wall.
- Brick - Brick is to be used for full height walls, columns, chimneys or foundation material. Generally, brick shall be in a running bond pattern.
- Stone with Stucco accent - combination of stone and stucco are acceptable, but stone must be the dominant, base material with the stucco as an accent material above the stone.

Doors and Windows

Design/Placement

- With a symmetrical building mass, windows shall be placed in a symmetrical arrangement on the street elevation.

Windows

- Generally, windows shall be separated to form horizontal compositions.
- Typically, windows are to be smaller in scale on the second floor.

Doors

- Generally a focal point on symmetrically massed buildings and hidden on asymmetrical massing.
- Single units, stained or painted, paneled or with lites.

Style Elements

Porches and Stoops

- Porches may be used as an additional element attached to the main building mass with a separate roof. They will be supported by classically proportioned columns.
- Porch roofs are generally flat with occasional gable accent to articulate the entry.
- Stoop stairs shall be of stone, brick, wood or concrete. If made of concrete, it shall be stained and textured to appear aged. Stoops shall create a visible minimum transition from finished grade of the Lot to the porch/finished floor elevation. Stairs must be finished with cheek walls or end into building elements ("cheek walls" are short walls that cover the ends of stairs).

Columns

Columns shall be round or occasionally rectangular in shape, with single support designs preferred. They shall be spaced and sized so that the relationship between column mass and span/supported mass appear to be structurally sound. Generally, they shall be utilized to support porches or other architectural elements attached to the main building mass.

Railings:

- Stained or painted wood in a simple, straightforward design or metal railings; iron, or painted to resemble iron, are appropriate.

Chimneys:

- Stone, brick or stone/brick combination, typically tall and thin.

Foundations:

- Stone or brick.

Trim:

- Wood or stone accent trim with complementary colors.

Shutters:

- Seldom used, but appropriate. If used, should be louvered or raised panels.

Lintels:

- Generally milled wood or stone.

Hardware:

- Refined brass or bronze.

Lighting:

- Lighting designs shall borrow from the classic implements.
- Decorative ceiling mounted or pendants in porches.

Colors:

- Walls will have an LRV range of 40-70, with a blend of lighter and darker.

Clapboard:

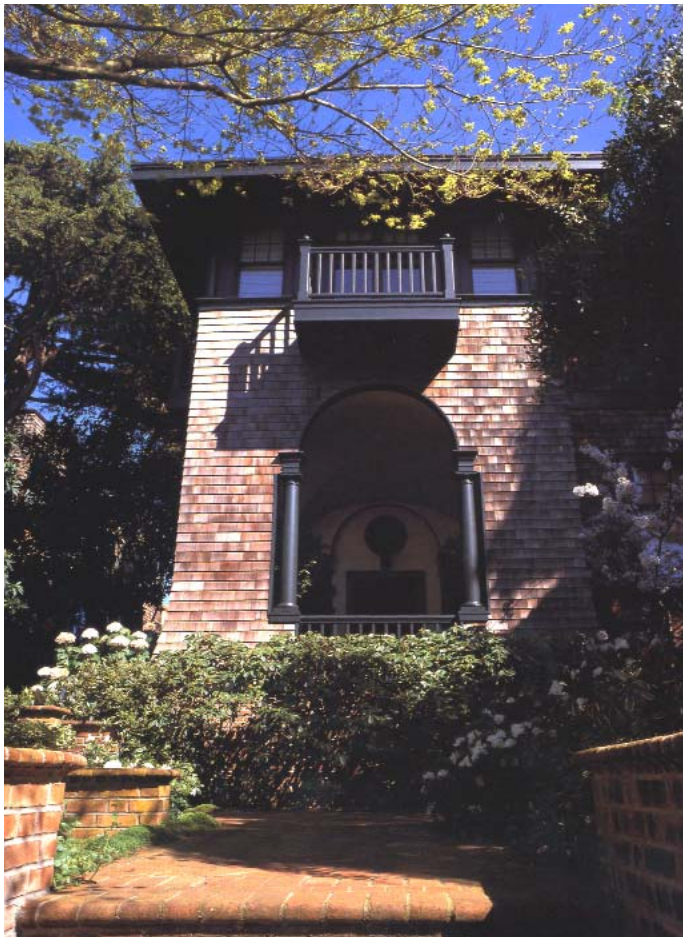
- Generally, painted off-white with an LRV range of 30-70.

Stucco:

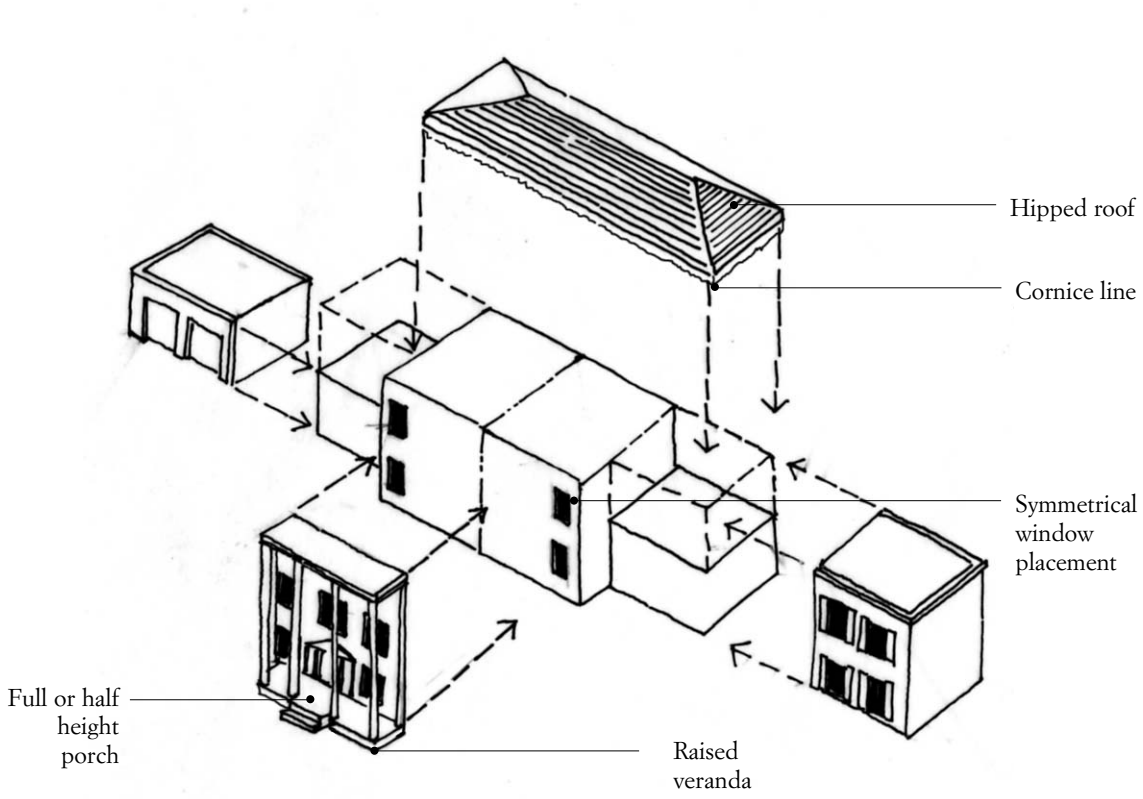
- Off white or earthtone colors with an LRV range of 35-50.

Brick:

- Red-brown hues with an LRV range of 25-40.
- Roofs: Black or dark gray with an LRV range of 25-35.
- Trim: Use colors that blend with the adjacent walls.
- Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

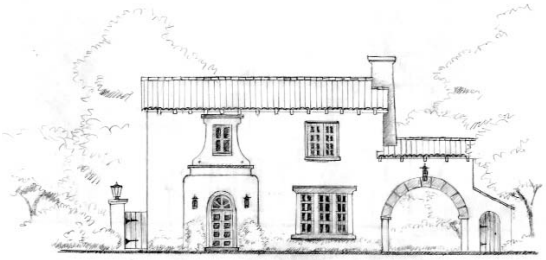


EAST BAY CLASSIC DETAILING



EAST BAY CLASSIC
STYLE SUMMARY TABLE

Style Elements	
Form	• Symmetrical 2-story massing • Shallow roof pitches • Entry porch supported by prominent columns • Gable front and side wing • Cornice lines emphasized with wide, divided band of trim • Chimneys hidden from street • Full facade porch
Roof	• 4:12 to 6:12 roof pitch • 6 inch overhangs • Architectural quality shadowline asphalt shingles, shingle texture slate concrete tiles, slate, or composite slate • Gabled or hipped roof with low pitch
Walls	• Clapboard siding with 4 to 6 inch exposure • Stylistically appropriate stucco textures and systems with a light to medium sand finish • Stone foundation • Stone columns • Stone or brick walls • Stone lintels
Windows/ Doors	• Narrow line of transom and side lights around door • Symmetrical windows arranged across front facade of home • Six pane glazing • Rectangular tripartite windows • Small friezeband windows in cornices • Decorative window crowns • Double doors
Details	• Entry porch or full-width porch supported by square or round prominent classical columns • Iron gates in Greek key design • Cresting on door and window crowns • Mutules found beneath cornice • Classical Greek & Roman columns and details

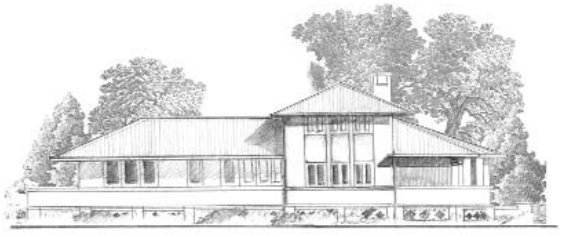


Spanish Colonial Revival

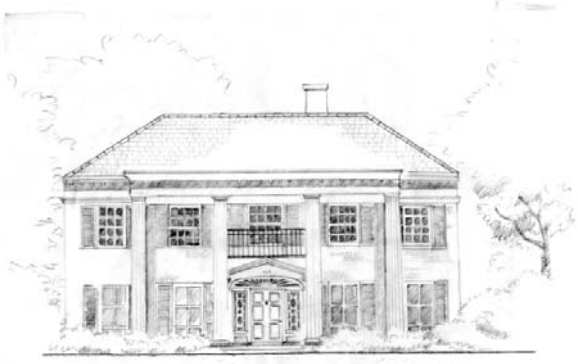
Monterey

Italian Revival

California Arts & Crafts



Prairie



East Bay Classic

5 THE CUSTOM HOME

The Master Developer has identified certain Lots within the Community where Custom Homes will be allowed. Homeowners and/or Guest Builders are encouraged to discuss their needs with the Master Developer when selecting a Custom Home Lot at Stonebrae. This section describes specific architectural and landscape design criteria for these Lots. Cross references to prior sections appear where appropriate.

5.1 BUILDING A CUSTOM HOME AT STONEBRAE

The Master Developer has selected six architectural styles for Stonebrae Country Club (see Section 4 of these Guidelines). The DRC will consider additional architectural styles for custom homes that complement the six selected styles. These guidelines have been crafted to promote Custom Home architectural solutions that are innovative, of the highest quality and appropriate to the surrounding landscape setting and Community context. This architectural integrity expresses itself through design that:

- *utilizes natural materials in accordance with their physical nature and structural capabilities*
- *utilizes materials and construction techniques that convey a sense of permanence and durability (stone and masonry for example)*
- *are respectful of site context and the Community as a whole*

Accordingly, Custom Homes at Stonebrae are to be understated expressions of the Owner's personality, being just one "good neighbor" helping to create a unified Community image. Proper siting on the Lot, sensitive exterior finish material selection and appropriate landscape that extends and compliments the existing Community landscape all combine to achieve this goal.

Custom Home Design Objectives

- *To allow the Homeowner or Guest Builder the opportunity to build an enhanced Stonebrae home that expresses their individuality and creativity while simultaneously contributing to the overall image and quality of the Community.*
- *To create buildings that have a strong indoor/outdoor relationship,*
- *To create buildings that through their design, massing and materials, convey a sense of timelessness, permanence and quality.*

5.2 Site and Landscape Design Criteria

5.2.1 Site and Landscape Design Objectives

The following are the main objectives for site work and landscape for Custom Home Improvements:

- *To ensure smooth transitions from Master Developer installed Improvements to the private Homeowner installed Improvements.*
- *To ensure a high level of quality and consistency in construction methods and materials.*
- *To design and implement landscapes that support the Community vision.*
- *To create a contiguous landscape throughout the Community that responds to local climate and provides a landscaped connection to existing open spaces.*

5.2.2 Neighborhood Streetscape Guidelines

The Master Developer will install landscape along the major streets, select neighborhood streets and in Community open spaces and parks. In most cases, this landscape is parallel to the street frontage and shall not be removed, except for driveway installation, utility connections and minor grade tie-ins and will be incorporated into the overall design of the Lot.

On most neighborhood streets, street tree planting, along with ground plane treatment, will be the Custom Lot Owner's responsibility. Planting material and spacing has been designed and determined by the Master Developer and shall be implemented by the Owner in accordance with the construction documents available from the Master Developer.

The Owner shall restore to its original condition any landscaping damaged by its activities, replacing with the exact species and size of material that was damaged.

Neighborhood Street Tree Planting on Lots

The street tree palette includes a variety of trees that offer seasonal interest and unique qualities that will assist in defining neighborhoods. Specific trees have been designated by neighborhood and the Owner shall install the tree variety specified in the construction documents. The Owner may choose from the approved list or provide suitable substitutions for review by the Design Review Committee (DRC). The Master Developer intends to purchase trees in bulk to be utilized for planting in the neighborhood, and will require that street trees to be planted by the Owner or Guest Builder be acquired from the Master Developer.

Neighborhood Ground Plane Planting

The ground plane palette has been designed in conjunction with the street tree planting and offers low maintenance options for specific streets. A mixture of lawn, shrubs, groundcovers, wildflowers and grasses have been designated for the Common Area neighborhood streetscape.

Approved plant materials are listed in Appendix B, Approved Plant List.

5.2.3 Grading and Drainage

Custom Lots are required to meet the objectives and guidelines contained in Section 2.2.3, Grading and Drainage.

5.2.4 Driveways

Objectives

- *To encourage the use of materials that complement the architectural style of the house and blend with adjacent paving.*
- *To minimize the quantity and visibility of paving in the front yard.*
- *To minimize use of reflective materials.*

Guidelines

- All driveways are to follow alignments that minimize grading or other disruption to the site. The driveway and garage layouts are to minimize the visibility of the garage doors and driveways from the street and adjoining Lots. Refer to Section 2.2.4.

- One driveway entry will be permitted for each Lot. Lots wider than 85 feet will be allowed two driveway cuts with enhanced intermediate landscaping.
- Porte-cochere - A porte-cochere screens parking and provides an occasional outdoor private space. These historically appropriate elements are strongly encouraged for schemes utilizing detached garages.
- For smaller Lots, driveway aprons will be no more than 18 feet in width and 20 feet at the curb cut. For longer drives on larger Lots, narrower widths are encouraged. Where two driveways are allowed on large Lots, each drive shall be no more than 10 feet wide, and each curb cut no more than 12 feet wide. Driveways may be wider behind the front yard setback to accommodate vehicular access to the garages.
- Ribbon driveways are permitted and encouraged.
- Concrete paving color tones will be integrally colored or stained, have a textured finish and be complementary to the architecture.
- The use of porous and/or permeable paving solutions is encouraged.

5.2.5 Paving and Stairs

Objectives

- *To create continuity of materials and methods of construction from public to private space.*
- *To utilize materials that complement the architecture and materials of the building.*
- *To reinforce Community image through the use of quality materials.*
- *To minimize storm water runoff.*

Paving Guidelines

- The use of natural materials such as stone, tile and/or decomposed granite is encouraged on residential Lots. Concrete may be used provided it is colored and textured to complement the architecture and surrounding natural vegetation. Grey, broom or trowel finished concrete is prohibited from any areas visible from the street, golf course or other Common Areas. Field application of very light concrete is prohibited.
- The use of porous and/or permeable paving solutions is encouraged.

- Owners are encouraged to use quality paving materials and upgrade materials used in the front yard whenever feasible.

- Owners are strongly encouraged to limit their designs to the use of four paving materials for their Improvements, which includes a maximum of two driveway materials and a maximum of two pathway and patio materials. Stepping stones may be incorporated if the stone is used elsewhere on the Lot.

5.2.6 Walls, Fences and Gates

Objectives

- *To construct walls, fences and gates that borrow from the architectural styles designated for the Community.*

- *To design walls, fences and gates that are related to and are natural extensions of the buildings.*

- *To achieve privacy through low walls and careful building and planting design, thereby minimizing the need for higher privacy walls and fences.*

Front Yard Treatments

The treatment of the front yard property edge is a crucial element in the overall feel of the Community as structures and landscape not only provide privacy for the Homeowner but also define the streetscape edge. Accordingly, a variety of options may be implemented by the Owner to create interest along the street and further Community objectives.

For the purposes of this section, the front yard is defined as that portion of the Lot that extends from the back of curb to the face of any sideyard fence, generally perpendicular to the building or, if no such fence exists, 15-feet behind the face of the home.

General Wall and Fence Guidelines

- In the front yard, low walls, rather than high, may be used to achieve privacy while preserving visual connections to the street. Freestanding walls and fences parallel to the front property line shall not exceed 4 feet. Front courtyards and freestanding walls must be appropriate to the residence style, and consider sight lines and other factors.

- Free-standing residential Lot walls and fences in side and rear yards shall not exceed 6 feet. Arbors and gates may not exceed 8 feet (see Section

2.2.7, Landscape Structures). Arbors and gates may exceed four feet in height (see Section 2.2.7, Landscape Structures). Front courtyards, where architecturally appropriate to the Residence style, are allowable and may exceed the four foot height restriction.

- Approved wall materials include plaster or stucco finishes, architectural concrete, wood and/or stone. The minimum thickness of walls shall be 6 inches for front and side yard walls. In addition, ornamental iron and/or decorative tiles may be incorporated into wall designs provided it is related to the architectural style of the Residence.
- There are several different uses for interior fences on the private Lot, such as: privacy, viewfencing, pool and rear yard pet enclosure. There is flexibility in material depending on the use and location within the Lot.

  In general, metal or vinyl clad cyclone fence will not be permitted; however, metal, vinyl-clad cyclone, or chain link fence will be permitted in rear or side yards where not visible from the street or golf course. Decorative metal or other designs that are compatible with the character of the home are required where visible.
- Wall and fence designs shall be designed to be compatible with the architectural style of the home and with walls and fences on adjacent Lots and/or Common Areas. If walls/fences exist that abut the applicant's property, these must be shown on the applicant's site and landscape plans.
- Planting material, at top and base of wall offsets, and recesses shall be used to soften the appearance of walls and fences.

Retaining Wall Guidelines

- The maximum height of retaining walls is 6 feet as measured from the lowest finished grade level to the top of the wall. Retaining walls include any wall that retains earth 2 feet or more in depth. Retaining walls shall be built to extend and/or blend with the existing topography.
- Acceptable finish materials for retaining walls include: integral colored stucco, adobe, faux stone and/or natural stone. If stone is used, the designated Stonebrae Community stone, or approved alternate, is required and must be installed per Master Development specifications.

Freestanding Wall Guidelines

- Acceptable materials for freestanding walls include: integral colored

stucco, adobe, wood and/or natural or faux stone. If stone is used, the designated Stonebrae Community stone, or approved alternate, is required and must be installed per Master Developer specifications.

- Walls that are 6 inches or less in width and can be seen from public areas shall have a wider treatment at the end to create an illusion of mass.

Fences and Gates

The Master Developer's fencing plan shall be followed. It addresses major fence types, including view and good neighbor fences. View fencing will enhance views to the Bay, golf course, surrounding open space, and other amenities. The Guest Builder shall install side yard fences.

- Fence design shall complement the architectural style of the Residence in material, style and color. Only one fence style is allowed in the front and side yards that are visible from the street.

- Non-view tencing visible from the street, the golf course or open space must be landscaped to avoid long stretches of bare fence or wall. Long stretches are defined as lengths longer than 30 feet.

5.2.7 Landscape Structures

Custom Lots are required to meet the objectives and guidelines contained in Section 2.2.7, Landscape Structures.

5.2.8 Custom Lot Planting

Objectives

- *To soften building facades*
- *To utilize plant materials to define outdoor rooms, frame views, create privacy and/or provide landscape focal points.*
- *To utilize landscape techniques and plant materials that are sensitive to water conservation fire safety techniques; and when possible, deer resistant.*
- *To utilize appropriate plant materials and designs that do not negatively impact views from adjacent Lots and the public realm.*
- *To ensure the private Lot landscape meets the minimum requirements and all areas of disturbance are treated.*

General Planting Guidelines

The landscape design at Stonebrae shall extend and enhance the overall framework of the Community. Landscaping shall help to integrate new

structures and outdoor Improvements while adhering to specific planting guidelines for each Village. Plantings are to be designed to help define use areas on individual Lots, to screen outdoor service areas and other Improvements from adjacent homes and off-site views and to enhance important views.

- In general, the planting design of the Lot shall take cues from the regional landscape and the Community landscape theme.
- All landscape plans shall be submitted to the DRC for approval. This will ensure screening of the homes from these public areas, adherence to the approved plant palettes and provide a cohesive neighborhood appearance for each Village when viewed from off-site.
- An Approved Plant List that includes indigenous and ornamental plant materials is located in Appendix B, Approved Plant List. The Homeowner/Guest Builder must use materials from this list for all landscaping. Proposed species that are not on the Approved Plant List shall be identified on all landscape submissions with a full description of the plant and why it is proposed for use. The Design Review Committee (DRC) reserves the right to reject any plant they find incompatible with the overall design intent.
- A prohibited plant list is included in Appendix C, Prohibited Plant Material List. These plants represent species with characteristics that are potentially destructive to the native landscape, have weed-like tendencies or are in conflict with the intent of these Guidelines. Under no circumstances may a plant from the prohibited plant list be used.
- Areas that have been previously landscaped by the Master Developer shall be protected from damage during construction. The Guest Builder shall restore to its original condition any landscaping damaged by its activities, replacing with the exact species and size of material that was damaged.
- All plant material shall meet the requirements of the "American Standards for Nursery Stock-ANSI Z60.1."
- All planting beds shall be top-dressed with a minimum of 2 inches of bark or similar mulch as approved by the DRC. No colored gravel is permitted.
- Landscape plans must address requirements found in the Water Conservation Ordinance and other applicable City documents.

- All landscape plans shall be reviewed by the DRC for consistency with the Design Guidelines, the approved plant palette, and the Conceptual Fuel Management Plan.
- The portion of the Lots that front a street will have a 6-foot Public Utility Easement (PUE) and a planting area for required street trees that overlaps with the PUE in a manner that avoids utility lines and structures. This area will be planted and maintained by the Homeowner.
- Locate shade trees near the house for their cooling effects. Consider deciduous varieties on the south and west sides so that the winter sun may access the house and yard.
- Shrubs of a single variety shall be massed and a limited palette employed to avoid a sporadic appearance.
- Hedgerows of trees are not allowed. Trees should be planted singly or in natural groupings.
- Trees may not be topped, pollarded or severely pruned at anytime. All pruning is to be done to International Society of Arborculture Standards to maintain the natural form of the tree.
- Jute Netting is required to be installed on any slopes exceeding 3:1.

Custom Lot Planting Requirements

Following are the minimum planting requirements for Custom Lots. The DRC may require additional tree or shrub planting on a Lot if, in their opinion, the Lot size, location, building siting, mass or character or any other circumstance specific to the Lot warrants an increase in tree or shrub size or density.

- One tree (48-inch box minimum) for every 25 feet of primary street frontage or portion thereof.
- Plans shall include a mixture of trees, shrubs, groundcover and turf on each Lot, with spacing that reflects the mature sizes of plant materials.

The above requirement is in addition to the Street Tree Planting Requirement.

5.2.9 IRRIGATION

Objectives

- *To minimize the amount of landscape irrigation required through water sensitive landscape design.*
- *To utilize irrigation systems that provide efficient water coverage and minimize water usage and runoff.*
- *To ensure adequate levels of irrigation using automated systems to promote optimal plant growth and establishment of a mature landscape.*

Guidelines

- All landscaped areas within the Lot must be irrigated. The use of drought tolerant plants combined with minimal irrigation must be the basis of all landscape submittals. The use of automatic underground drip irrigation systems will be required in most landscape areas to ensure the establishment and sustainability of the landscape. Irrigation plans for Homeowner installed systems shall be submitted for approval by the DRC prior to installation of any system.
- Group plant materials according to their water consumption needs.
- All residential irrigation systems will utilize an automatic, programmable controller to maximize efficiency.
- The irrigation system must be designed and installed to preclude over spray or runoff into or onto adjacent pavements or walls.

5.2.10 EXTERIOR SERVICE AREAS

Custom Lots are required to meet the objectives and guidelines contained in Section 2.2.10, Exterior Service Areas.

5.2.11 LIGHTING

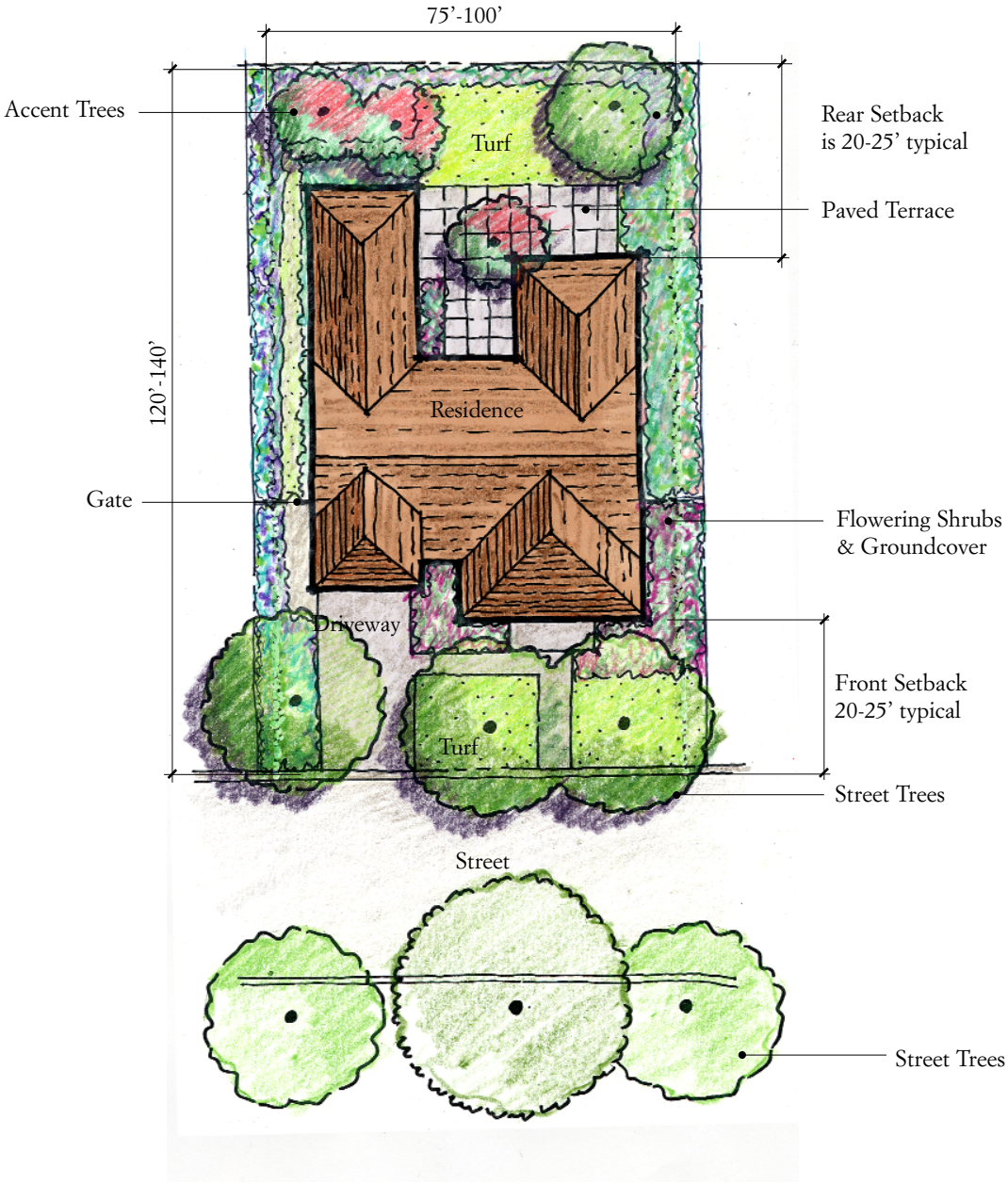
Objectives

- *To enhance the rural theme by creating a "dark sky" environment.*
- *To enhance night-time views of the East Bay and San Francisco city from the site.*
- *To preserve the nighttime sky by minimizing the amount of exterior lighting.*
- *To utilize low intensity, indirect light sources to the extent required for safety*

CUSTOM LOT PLANTING DIAGRAM

Requirements:

- One tree (48-inch box minimum) for every 25 feet of primary street frontage or portion thereof.
- Plans shall include a mixture of trees, shrubs and groundcover and turf with spacing that reflects the mature size of plant materials.
- Front yard turf area not to exceed 30% of the front yard landscape area.
- These planting requirements are in addition to the Street Tree Planting Requirements.



- *To utilize light fixtures which complement the architecture and enhance the landscape.*

Guidelines

- Exterior building lighting, either attached to or as part of the building, will provide for general illumination, safety, and security of entries, patios and outdoor spaces and associated landscape structures in accordance with the rural lighting theme at Stonebrae.
- Exterior residential lighting will be limited to building entries and ornamental landscape lighting.
- Exterior site lighting must be directed onto vegetation or prominent site features and will be limited on the building to highlighting architectural elements or address markers.
- Lighting of plant materials shall be achieved with hidden light sources and down lights from above.
- Only low voltage lighting may be used for all exterior site lighting applications. Line voltage may be used for lights on the building but must be lamped with 25 watt maximum incandescent bulbs.
- Light fixtures shall be located and designed to avoid spillover onto adjacent Lots and streets.

5.2.12 Miscellaneous Site Elements

Custom Lots are required to meet the objectives and guidelines contained in Section 2.2.12, Miscellaneous Site Elements.

5.2.13 Utilities and Easements

Custom Lots are required to meet the objectives and guidelines contained in Section 2.2.13, Utilities and Easements.

5.3 Architectural Design Criteria

Following are architectural design criteria specific to constructing a Custom Home.

5.3.1 General Guidelines

Custom Lots are required to meet the objectives and guidelines contained in Section 4.1.1, General Guidelines.

5.3.2 Building Style

All Custom Homes shall employ one of the Stonebrae architectural styles described in Chapter 4 or a DRC approved alternative. The design must incorporate many of the elements detailed in the Style Summary Table and include enhancements on the street and rear yard elevations. Owners and their design consultants are encouraged to employ additional style enhancements that may not appear in the Style Summary Table, provided they are authentic to the style and appropriate to the Community context.

5.3.3 Building Height

The maximum height for the custom home in Stonebrae is two stories with three-story elements allowable. No full three-story buildings will be allowed; however, unique tower volumes of no more than 25% of the ground-level Floor Area of the home, excluding garage, will be considered for certain styles. Tower volumes will be allowed to create a more elegant architectural statement for custom homes. These elements must be sensitively sited with respect to views from both the streetscape and adjacent lots. These accent features shall not occur on every home along any given street. Any roof height over 30 feet as defined by City standards shall be subject to Site Plan Review. The Owner shall submit plans to the DRC and City of Hayward for approvals.

Building height (exclusive of chimneys) shall be measured as the vertical distance from the certified pad elevation to the highest point of the parapet for flat roofs or to top of the ridge for pitched roofs.

5.3.4 Building Forms and Massing

Objective

- *To ensure that a building's size, shape and relationship to adjacent buildings and streets will be consistent with the desired image and character of the neighborhood and be in scale with the street section.*

Guidelines

- Building masses will be composed of simple, cubic 1, 1½ or 2-story forms with appended 1, 1½ or 2-story elements, articulated adequately to provide interest and impart architectural quality.
- In general, building masses shall be residential in scale and respond to the Lot size. Accordingly, building length shall not exceed 40 feet in one direction without a change in direction, roof alignment, wall offset or elevation change. Building designs shall incorporate varied projections and recesses, such as bay windows, dormers and/or porches that create visual interest.
- All buildings will be designed as four-sided architecture. The DRC will provide some flexibility for side elevations not visible beyond neighboring Lots.
- Entries shall be recessed and shall be articulated with overhangs and/or porches in order to create an inviting presence on the street. Entry elements shall be in scale with the relative proportions of the home and adjoining streetscape. Dominant or overly stylized entries are strongly discouraged.

5.3.5 Garages and Parking Areas

Objective

- *To ensure that pedestrian-oriented architectural components (porches, entries, etc.) and not the garages will remain the primary emphasis of elevations fronting on streets.*
- *To ensure that garage doors are consistent with the architectural style of the home.*

Guidelines

- Proper resolution and integration of the garage into the design of the home is critical. The garage shall not overwhelm the entrance to the home. It shall be a secondary element in the total composition of the elevation.
- The minimum unobstructed interior dimension of double garages shall be 20 feet by 20 feet.
- All garage doors must be equipped with a sectional garage door (roll-up) and an automatic garage door opening mechanism. Insulated garage doors are encouraged to promote energy efficiency.
- Garage Setback - The visual impact of garages will be minimized by a variety of treatments such as setting the garage door wall a minimum of 1 foot behind the main front building wall of the house.
- Side and Corner Loaded Garages - Side loaded garages greatly reduce the visual impact of garages from the street and their design is strongly encouraged.
- Detached Garages - Detached garages are enhanced by applying the same details found on the houses and are encouraged. Long driveways can be improved by adding texture, pattern or a ribbon driveway. Garages may be located in the rear yard provided they are not visible from the golf course, Common Areas or off-site.
- Front loaded garage doors shall not exceed 50% of the front elevation. In Village C, the DRC may approve an additional percentage if it determines that the facade is adequately mitigated by a setback or other architectural treatment and City grants approval.
- Porte-cochere - A porte-cochere screens parking and provides an occasional outdoor private space. These historically appropriate elements are strongly encouraged for schemes utilizing detached garages.
- Uniform front-loaded three-door garages visible from the street are prohibited. Three-door garages must employ single-bay doors unless garages are offset by 1-foot minimum or are offset from the other two by a 90-degree minimum angle.

Garage Door Design

- Single bay garage doors are encouraged for all street-facing doors. Side-loaded double garage doors may be approved if they are suitably screened from the street.
- Two single bay garage doors must be separated by a minimum of 18 inches if detailed in stucco. The Monterey and Arts & Crafts garage doors may be separated by a minimum 12 inches.
- Front loading garage doors shall be recessed or provide an applied overhang such as a trellis or similar structure to provide a prominent shadow line. All garage doors visible from the street must include detail such as panels, hardware, texture, etc.
- All garage doors shall be wood or approved alternate and designed appropriately for the particular architectural style of the home.

Garage Screening

- Garage door screening devices shall be consistent with the specific style of the home. Deep recessed bays, gates, trellises above garage doors, stone surrounds, planting between doors, wood lintels and posts, and corbels are some examples of appropriate detailing and accents around garages.
- Recessed garages with porte-cocheres are highly encouraged.
- Corner Lots - Conventionally-loaded corner Lots are required to have garage access from the secondary street or utilize a side-loaded design solution if site grading and topography permits.

5.3.6 Roofs

From many viewpoints in and around the Community, roofs will become the dominant element of the landscape and must create a harmonious relationship to the street, adjacent structures, golf course, Common Areas and open spaces. All roofs shall be carefully designed in materials, shape and color so that they help to integrate the home with its landscape setting and neighboring homes.

Objectives

- *To minimize the impact of visible roof plane.*
- *To increase the compatibility of roofs by reducing the number of roof slopes.*

Guidelines

- Roof pitches shall be consistent to the Style Summary Table for the particular style chosen.
- Roof top equipment mounting (Air Conditioners, Heat Exchanges, etc.) will be prohibited to the extent allowed by State Law.
- Barrel or flat roof tiles shall be a minimum of four non-contrasting, muted earthtone, complimentary colors that create a subtle, multi-colored surface. The overall color impression of the tile roof shall be visually recessive, blending with the surrounding landscape.
- Two-piece barrel tiles are required. No low profile "S" tile will be acceptable at Stonebrae.
- Dormers and other three dimensional elements may be used to add large scale "texture" to roof forms, avoiding the appearances of wide unbroken roof planes as seen from off-site.

5.3.7 Exterior Walls

Objective

- *To ensure that wall materials of the Residence are stylistically appropriate and contribute to the overall neighborhood architectural harmony.*

Guidelines

- Changes in wall material and/or color shall occur at inside corners and articulate a distinct building mass.
- Wall materials and construction techniques must be appropriate to the architectural style.
- The use of deeply recessed doors and window openings is required to help create shadow lines to give the house a more substantial appearance.
- The wall material must turn in at least 3 inches to meet all trimmed openings.
- Stucco - The primary material of the walls of all stucco styles shall be fine to medium texture stucco. All stucco shall have a handcrafted, wavy texture and be colored so to avoid a monochromatic appearance. No

splattered, irregular, roughened or dimensionally patterned stucco is allowed. Exterior insulation and EFIS Finish Systems and acrylic finishes are prohibited. Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

- Stone may be used in the following manner:
  - As a foundation element with stucco, brick or wood walls above
  - As full height walls when used as the principle wall material or foundation base
  - As an accent inserted into another material or in a cut pattern
  - For traditional uses such as door and window surrounds, lintels, quoins, etc.

Stone masonry is to appear structural in nature. Thin stone veneers applied in geometric or random patterns that are not structural in appearance are prohibited. Natural stone is encouraged, though faux stone may be used if coursing, jointing, corners, lintel, sills and other details appear structural in nature.

- Brick may be used in the following manner:
  - As a foundation material with stucco or wood walls above
  - As full height walls
  - As trim for doors and windows, lintels, sills, etc.

Brick shall appear to be used as opposed to new brick and laid using traditional coursing, jointing and patterns. Painted brick is inappropriate to any Stonebrae style and prohibited. Brick shall be generally of terra-cotta or darker earth tones.

- Wood may be used in the following manner:
  - As full height walls on a foundation base of stucco, stone or concrete
  - As half height walls above lower walls of masonry.

Appropriate wood siding includes the following:

- Shingles - Generally coursed with 6 inch maximum exposure, woven corners, stained or painted a darker color.
- Board and Batten - Wood battens being a minimum 1x2 inches, painted or stained. Battens applied over exterior plywood are unacceptable.
- Clapboard Siding - Generally with 6 inch maximum exposure and 4 to 6 inch corner trim boards, stained or painted.

High quality cement fiber board products are an acceptable substitution for wood as an integral, not dominant aspect of the facade.

5.3.8 Doors & Windows

Objective

- *To utilize window and door designs that are historically appropriate to the style and lend a feeling of quality to the Residence.*

Guidelines

- Windows and doors shall be stylistically compatible and appropriate to the architectural style.
- All windows shall be recessed at least 3 inches to window trim even if surrounded by 3 inch deep architectural wall trim. Surface mounted windows are not acceptable.
- Doors shall be recessed a minimum of 4 inches.
- When vents are needed for mechanical room doors, full height louvers are required.
- On southern exposure sites only, sliding or pocket doors with large glazed openings may be used provided they are protected by a trellis or overhang providing deep shade over the glazed area. The depth of this recess is encouraged to be 1.5 times the door head height, but in no case shall it be less than 2 feet in depth. Such doors will not be permitted on front or street side elevations.
- Divided lite windows shall utilize true divided lites or have shadow spacers placed within the window that create the illusion of true divided lites.

Materials and Colors: Wood or vinyl-clad wood are required. Unfinished aluminum, vinyl or shiny metals are not permitted. Doors, windows and door frames may be stained and/or painted. Color and type to be consistent with the architecture of the proposed dwelling unit.

Glazing and Glass: All glazing shall meet energy codes. Glass may be coated or tinted to control solar heat gain, but a reflective, mirrored appearance is not permitted.

Large glazing areas shall be divided through the use of mullions, muntins, or the ganging of smaller window units, unless located under deep overhangs or trellises.

5.3.9 Details and Decorative Elements

Objectives

- *To develop design solutions that accommodate modern lifestyles and the infrastructure required to support them without compromising traditional architectural principles.*

- *To design and construct details and decorative elements that are cost effective, create a sense of authenticity, are historically accurate and impart a sense of quality to the Community.*

Guidelines

- **Pergolas/Trellises/Colonnades:** Covered areas that connect separate building masses, extend the roofline and/or are freestanding are strongly encouraged and are to be a minimum of 6 feet wide.

- **Porches/Loggias/Balconies:** Porches are generally a major style component and an important element in creating the desired street scene at Stonebrae. Porches facing the primary street must be 7 feet minimum in depth. Not all the styles are characterized by porches. For instance, porches are vital to the California Arts & Crafts, balconies are important to Spanish Colonial, and Italian Revival is signified by loggias. Porches, loggias and balconies will be appropriately designed for the selected style.

  If visible from below or off-site, the underside of porches, decks and balconies shall be finished to a level consistent with the exterior materials of the home.

  Wrap around porches and/or balconies/loggias on corner Lots are required. The minimum depth of a porch or loggia facing the secondary street on a corner Lot may be reduced to 5 feet.

- **Courtyards:** Courtyard interiors visible from the golf course, street, Common Areas or off-site shall be finished to the same level of detail as the remainder of the home.

- **Columns:** Columns may be of stucco, stone, brick or wood or a combination of materials and shall be appropriate to the architectural style and of sufficient visual dimension to appear to support the structure above. Overly ornate or oversized columns are prohibited.

- **Chimneys:** Fireplaces and chimneys can be dominant elements of an architectural composition. Accordingly, they must be proportionate to and consistently detailed with the overall design. Fireplaces must be equipped with an approved 1/4-inch metal mesh screen spark arrester. Flue pipes are required to be encased with a chimney enclosure of masonry and supported by a foundation at grade when located on an exterior wall. Chimneys located on exterior walls must be structural in appearance and relate to other expressed structural elements in the design. Exposed metal flues are unacceptable. All chimneys shall have decorative tops appropriate to the building style. Chimneys shall be located at least 10 feet from existing tree canopies.

- **Foundations:** Exposed foundations that are visible shall be parged or otherwise treated so that raw foundation concrete is not visible.

- **Accent Trim:** Wood, cast stone, brick and/or stone accent materials shall be used consistently around the structure. Stucco over foam detailing may be acceptable if of a high enough quality to appear as if it were stone, cast stone or wood. Quality GFRC trim material is allowable upon approval of the DRC. Bright accent colors may be used if employed with constraint. Refer to Appendix D, Stonebrae Master Color Palette, for additional information.

- **Lintels:** Materials shall be of cut or natural stone, cast stone, brick and/or rustic, stained, rough sawn or refined wood. Lintels must be of a dimension that appears to structurally support the span.

- **Shutters:** Shutters shall appear to be operable, constructed of wood or other approved materials and be naturally stained or painted in appropriate designs that borrow from the corresponding architectural style. Double shuttered windows shall be full sash height and ½ sash width for the window they adjoin. Single shuttered openings shall be full sash height and width for the window they adjoin. Shutters shall be set a minimum of 2 inches from the wall surface to create a distinct shadow. Hardware shall appear to be functional and decorative.

- **Hardware:** Hardware shall be appropriate to the scale and style of its use and the Residence. In general, rusticated metals shall be used over shiny, glossy, or polished materials. Hardware represents an excellent opportunity to introduce eclectic details that impart a feeling of quality and individuality to the Residence.

- **Railings/Balustrades:** Decorative iron, cast stone, or wood railing with details and design motifs borrowing, in an eclectic way, from the corresponding architectural style are strongly encouraged.

- **Gutters and Downspouts:** Gutters shall be round or rectangular unsealed copper or metal painted to emulate weathered copper and generally inconspicuous.

- **Awnings:** On most Stonebrae architectural styles, canvas or similar type awnings over windows or doors are generally discouraged and will be allowed only if not visible from Common Areas or the golf course and must be a subdued, earth tone color.

- **Mechanical Equipment, Vents and Flues:** Roof mounted mechanical equipment, vents and flues must not be visible from adjacent Lots or Common Areas. On sloping roofs, these elements must be concealed within architectural structures (i.e. chimneys). Small vents or flues may be painted to match the roof color. Ganging of vents/flues is required to minimize the number of projections. Roof mounted mechanical equipment is prohibited.

- **Miscellaneous Projections:** All projections including but not limited to, chimneys, chimney caps, vents, gutters, down spouts, utility boxes, services, etc. must be incorporated into the overall design. These items must be included on the submittals and reviewed by the DRC for approval.

- **Accessory Structures:** The design of Accessory Structures must be consistent with the main Residence, integrated into the overall Residence composition and are to be visually related to it by walls, courtyards, or major landscape elements. A freestanding guesthouse must comply with applicable zoning regulations and have the written approval of the DRC.

- **Skylights:** Skylights must be integrally designed into the roof structure and located on the back of structures. Skylight glazing shall not be back-lit or manufactured of reflective material. Skylight framing and glazing shall be colored or coated to match adjacent materials. Skylights must be screened from view from the Common Areas or the principal street. Flat glazing is required.

5.3.10 Color and Material Guidelines

Objectives:

- *To ensure homes rest comfortably within their setting, complementing the natural palette of the surrounding environment;*
- *To provide Homeowners and their Architects with flexibility within a Master Color Palette while ensuring continuity with the Community;*
- *To allow the existing environment with its wide range of colors found in the soil, rocks and foliage to influence the exterior color of homes;*

Guidelines:

- The overall tone of the color palette will be a medium range of field colors with darker and lighter field colors used less frequently to create movement and punctuation. Percentages of Light, Medium and Dark field colors will be delineated further in Appendix D, Stonebrae Master Color Palette. A wide variety of accent and trim colors will further enrich the architectural character. The plotting of the color schemes on each site plan will be a key element in creating this diversity. All color plotting will be subject to review by the DRC.
- Appendix D, Stonebrae Master Color Palette is being provided as a guideline. Alternate colors or manufacturers may be considered acceptable if they are within the spirit of the Stonebrae Master Color Palette.
- When drawing from Appendix D, Stonebrae Master Color Palette, designers of individual color palettes should use great care to create diversity while staying true to the architecture. Some license may be taken with field colors on styles that would traditionally have the lightest field colors.
- The masonry materials used at Stonebrae will encompass a somewhat narrow range of natural, muted colors that appear as if they could have been gathered from the surrounding land. See Appendix D, Stonebrae Master Color Palette.
- Where homes are visible from off-site, darker colors should predominate.

- Roofing colors will be indicative of materials that occur in nature. Clay roofing is highly encouraged for the appropriate building styles (e.g., Spanish Colonial, Monterey, Italian Revival). Clay colors should be in the brown and red-brown range. No bright red or orange tones will be acceptable in either clay or concrete roofing. Flat roofing color should emulate natural shake or the more neutral range of natural slate. Actual colors will be suggested in Appendix D, Stonebrae Master Color Palette.

  Please refer to Appendix D, Stonebrae Master Color Palette, for additional information.

6 DESIGN REVIEW PROCESS

This section provides a guide for the Design Review Process for Stonebrae. The process involves a series of meetings between the Guest Builder, their design team and the DRC. The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are meetings designed to ensure a smooth and efficient review of the building and site design. The DRC is committed to assisting Guest Builders through the Design Review Process, acting as a member of the Guest Builder's design team as opposed to a regulatory review agency. The Guest Builder is responsible for obtaining all necessary City permits prior to commencing construction activities.

6.1 Overview of Design Review Process

Improvement plans will be reviewed by the DRC to ensure that the proposed design is compatible with the design intent at Stonebrae. This Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape Improvements not completed by Master Developer and;
- Construction of, or additions to, fences, Accessory Structures or enclosure structures.

6.2 Design Submittal and Approval Process

All projects will require review and approval by the Design Review Committee (DRC) as outlined in the Sales Documents. Guest Builder Common Area Improvements are subject to the same process with submittal requirements adjusted to reflect project type and scope. The design review and approval of a typical Guest Builder project architectural package is a three-part process described below. Any architectural design concepts or site plan solutions that deviate from the prescribed master site plan or Design Guidelines may be submitted as an alternative solution set.

6.3 CONCEPT DESIGN - STEP ONE

6.3.1 CONCEPT DESIGN CONFERENCE

This is an informal meeting and an opportunity for the Guest Builders and their Architects to present initial design sketch ideas and concepts for the proposed project. The DRC will review and discuss the design direction and intent of the project and provide the project team with feedback during the meeting and provide a collected comments and suggested direction report. The report includes approval to proceed to the next step and/or suggestions to schedule another meeting.

6.3.2 CONCEPT DESIGN SUBMISSION MATERIALS

After or during the Concept Design Conference, the applicant shall submit to the DRC a written application for Concept Design Review together with the Concept Design Review submission materials as described below:

1. Provide 1/4-inch scale floor plans and front, side and rear elevations for each style and each floor plan selected by the Guest Builder team.
2. Place each floor plan on a Lot showing front yard and rear yard setbacks.
3. Provide a site study and product-Lot fit analysis.
4. Submit initial site plan design at 1" = 20' scale.
5. Limit drawings to a sheet size of 30 x 42 inches maximum (24 x 36 inches preferred).
6. Provide 3 sets of drawings as presented. Include product description, scale, and date of submittal.
7. Provide 3 reduced sets of copies of these drawings with a graphic scale included.

The purpose of this submittal is to confirm that the design professionals are headed in the right direction, are correctly interpreting the Guidelines and that the Guest Builder's program can be accommodated on the Lot. This submittal may be combined with the Concept Design Conference.

6.4 DESIGN DEVELOPMENT - STEP TWO

After the Concept Design Conference and approval of the Concept Design, the Guest Builder shall submit a written application for a Design Development review together with Design Development submission materials, as described below.

6.4.1 DESIGN DEVELOPMENT SUBMISSION MATERIALS

Within this step, the applicant shall prepare and submit to the DRC for review and approval a Design Development Review package which shall adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. The DRC will provide a feedback report within ten business days. The report will include approval to proceed to the next step and/or suggestions to schedule another meeting or resubmittal. The submittal requirements are as follows:

1. Provide 1/4-inch scale floor plans complete with all setback criteria indicated.
2. Provide all elevations including sides and rear elevations for every plan and every style.
3. Provide all plans and addendum elevations for corner Lots or special conditions labeled clearly as such.
4. Provide a typical site plan showing access, fencing, landscaping and lighting proposals.
5. Provide composite street scene exhibit.
6. Provide outline description of envisioned colors and materials.
7. Limit drawings to a sheet size of 30 x 42 inches maximum (24 x 36 inches preferred).
8. Provide three sets of drawings as presented. Include project description, scale and date of submittal and one CD for record keeping.
9. Provide three reduced sets of these drawings with a graphic scale included.

6.5 Construction Documents - Step Three

Following approval of the Design Development application, the Guest Builder shall proceed to Step 3 of the review process. For the Construction Document review, no meeting is required. The Guest Builder shall submit a 90% complete Construction Document set including all architectural details and site improvement (i.e., landscaping, fencing, exterior lighting) details. The DRC will meet and review the Construction Documents for design accuracy and provide the Guest Builder team with a feedback report within 10 business days.

6.5.1 Construction Document Review Submission Materials

1. Provide three half-size sets, date stamped, and one full-size construction document (CD) set for record keeping.

2. Provide an 8 1/2 x 11 color and materials palette booklet and samples for all selected styles and a description of the application technique.

Submittals to the DRC shall be by the Guest Builder or authorized agent. Submittals are required when any change or improvement is made for any portion of the project. Building plans and landscape plans or civil engineering plans shall be prepared by a California licensed professional. Include Lot numbers, tract numbers or Community names on all documents formally submitted to the design team or city agency. Any incomplete submittal may be returned to the Guest Builder and delay the approval process.

6.6 Resubmittal of Plans

In the event that at any step in the review process submittals are not approved by the DRC, the Guest Builder will follow the same procedures for a resubmission as for original submittals.

6.7 City Of Hayward Approvals and Other Agencies

The Guest Builder shall apply for all applicable building permits from the City of Hayward Development Services Department and any other governing agencies after receiving written approval from the DRC. Any adjustments to DRC-approved plans required by City review must be resubmitted to the DRC for review and approval prior to commencing construction. The issuance of any approvals by the DRC implies no corresponding compliance with the legally required permits, conditions or approvals of other agencies.

6.8 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved final design documents must be submitted in writing to the DRC and to the City as required, for review and approval prior to making changes.

6.9 Work in Progress Observations

During construction, the DRC will review construction for compliance with approved Construction Documents. If changes or alterations have been found that have not been approved, the DRC will issue a Notice to Comply.

6.10 Notice to Comply

When, as a result of a construction observation, the DRC finds changes and/or alterations that have not been approved, the DRC will issue a Notice to Comply within three working days of the observation. The DRC will describe the specific instances of non-compliance and will require the Guest Builder to comply or resolve the discrepancies.

6.11 Notice of Completion

The Guest Builder will request a Notice of Completion of any Improvement(s) given Construction Document approval by the DRC prior to requesting Certificate of Occupancy from the City of Hayward. The DRC will conduct a review of the property within seven working days of request. The DRC will issue in writing a Notice of Completion within seven working days of observation. If it is found that the work was not done in compliance with the approved Construction Documents, the DRC will issue a Notice to Comply within three working days of observation.

6.12 Right of Waiver

The DRC recognizes that each Parcel has its own characteristics and that each Guest Builder has their own individual needs and desires. For this reason, the DRC has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It shall be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the DRC, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRC approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining Lots or the Community of Stonebrae as a whole. Approval of any deviation from the Design Guidelines shall not set a precedent for other applicants to seek a similar deviation. In addition to DRC approvals, submittal and approvals may be necessary from the City of Hayward.

The DRC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Guest Builder demonstrates there is good cause.

6.13 Non-Liability

Neither the DRC nor any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

6.14 Design Review Schedule

The DRC will make every reasonable effort to comply with the time schedule for Design Review. However the DRC will not be liable for delays that are caused by circumstances beyond their control. The DRC will provide Design Review according to the following schedule:

1. **Concept Design Review**

- Meeting scheduled within 14 working days of receipt of Pre-Design Conference request form.

2. **Design Development Review**

- Application documents to be submitted 14 working days prior to the next scheduled DRC meeting.
- Written comments from DRC meeting provided to Guest Builder/Owner within 10 business days.
- A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRC a minimum of five working days prior to the next regularly scheduled meeting.

3. **Construction Documents Review**

- Application documents to be submitted 14 working days prior to the next scheduled DRC meeting.
- Written comments from DRC meeting and/or written notice of Construction Documents approval provided to Guest Builder/Owner within 10 business days.

4. **Building Permits**

- The Guest Builder shall be responsible for applying to the City of Hayward for all applicable building and other required permits and approvals.

5. **Construction Observation**

- DRC will conduct periodic site reviews.
- Final observation within 7 working days of receipt of written request and prior to request for a Certificate of Occupancy from the City of Hayward.
- Notice of Completion issued within seven working days of observation.

6.15 Application Format

An application and information package is available from the DRC for each submission. Each submission must be accompanied by the required information, as specified in the application package instructions and these Guidelines, in order to be scheduled for review. Incomplete submissions will not be reviewed and will be returned to the applicant for resubmission.

7 CONSTRUCTION AND GUEST BUILDER REGULATIONS

7.1 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the Guest Builder must meet with an authorized representative of the DRC to review the approved final plans, the construction area plan, the construction regulations, and to coordinate scheduling and construction activities with the DRC. At this meeting, the Guest Builder or Owner must bring a copy of the Building Permit issued and any permit from the City of Hayward.

7.2 CONSTRUCTION AREA

Prior to the commencement of any Construction Activity the Guest Builder will provide the DRC, for its approval, with a detailed plan of the proposed Construction Area showing the area in which all Construction Activities will be confined and how the remaining portions of the Lot or Construction Area will be protected.

This Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet(s), temporary trailer/structure, dumpster, debris storage, fire fighting equipment, utility trenching, limits of Excavation and erosion control.

Fencing Requirements

The Construction Area Plan shall identify the area to be fenced with chain link with shade screen fencing or similar methods for the protection of existing landscaped areas, to screen construction activities and to control dust. Such fence or screening material shall be maintained in good condition during the course of construction of the Residences and related Improvements. One entrance into the fenced enclosure shall be located at the driveway entry.

Care must be taken to avoid, or if unavoidable, minimize the visual impact of the Construction Area on neighboring Lots, public areas and roads.

Prior to construction, all golf course planting, side yard planting and streetscape elements will be photographed and/or videotaped by DRC to record existing site features.

7.3 Builder's Bond

After the DRC approves an Owner's proposed Construction Area Plan as described in Section 7.2, and prior to commencing any Construction Activity, a Builder's Bond shall be delivered to the DRC, on behalf of the Master Developer, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans. This Builder's Bond shall be a cash bond.

The amount of the Builder's Bond shall be $5,000 per Lot or such greater amount as determined by the DRC for all Lots within Stonebrae. This amount may be adjusted annually by the DRC. The DRC may use, apply or retain any part of a Builder's Bond to the extent required to reimburse the DRC for any cost that the DRC may incur on behalf of the project's Construction Activity. Any monies shall be reimbursed to the DRC for any fees incurred by the DRC to restore the Builder's Bond to its original amount. Construction Activity shall be halted until the Builder's Bond is brought up to the original amount.

The DRC shall return the Builder's Bond to the Owner within 15 working days of the latter of the issuance of a Notice of Completion from the DRC (and sign off by the City upon final inspection) or certificate of occupancy.

7.4 Access to Construction Area

The Master Developer requires all Guest Builders to comply with the following:

- Restrict access to the Construction Area only through the Stonebrae construction gate.
- Identify all vehicles entering Stonebrae with the Guest Builder's name and job site.
- Enforce hours of access, speed limit and route of travel on the Stonebrae road system as specified by the DRC.
- Limit access to the Construction Area only on designated routes as specified by the DRC.

- Consolidate all deliveries of materials and equipment to the extent feasible.
- If required, acquire transponders per the club's requirements at their own expense.

7.5 Vehicles and Parking Areas

Only vehicles, equipment and machinery that are essential to any Construction Activity may Park within the Construction Area or such other specific area designated by the DRC so as to minimize potential damage to existing vegetation, utilities, landscape, or other Improvements.

7.6 Storage of Materials and Equipment

All construction materials, equipment and vehicles will be stored within the fenced boundary of the DRC-approved Construction Area. Equipment and machinery will be stored on-site only while needed.

7.7 Construction Activity Times

The time of construction will be limited to hours as established by the City Engineer, which are generally:

Monday - Friday
7:00am - 5:00pm*

* Unless otherwise approved by the DRC and the City Engineer.

No construction operations may occur on Sundays, New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day or as may be prohibited by local ordinance. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the DRC. No personnel are to remain at the Construction Site after working hours.

7.8 Construction Trailers and/or Temporary Structures

Any Owner or Guest Builder who desires to bring a construction trailer or the like to Stonebrae must obtain written approval from the DRC. The DRC will work closely with the Owner and/or Builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent Parcel Owners. All such facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy. It is encouraged that construction trailers be painted colors that will not stand out in the landscape.

7.9 Sanitary Facilities

Sanitary facilities must be provided for construction personnel on-site in a location approved by the DRC. The facility must be screened from view from adjacent Residences and roads, maintained regularly, and be a tanish color.

7.10 Debris and Trash Removal

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site.

Lightweight material, packaging and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site.

Contractors are prohibited from dumping, burying or burning trash anywhere on the Lot or in Stonebrae except in areas, if any, expressly designated by the DRC. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces and driveways or other portions of Stonebrae.

Any clean up costs incurred by the DRC, Master Developer or the Association in enforcing these requirements will be taken out of the Builder's

Bond or billed to the Owner as needed.

7.11 General Construction Stormwater Permit

In addition to compliance with all other permits and requirements of regulatory agencies, the Guest Builder or Owner shall comply with the obligations under the NPDES General Permit No. CAS00002 for the Discharges of Stormwater Activity Associated with Construction Activity issued by the State Water Resources Control Board (SWRCB). The Master Developer is authorized to discharge storm water off the entire project site so long as the provisions of the Project's Stormwater Pollution Prevention Program (SWPPP) are satisfied. However, the Master Developer has filed or intends to file with the Regional Water Quality Control Board (RWCQB) a Notice of Termination (NOT) to terminate coverage for those portions of the Stonebrae site that have been transferred to a Guest Builder or Owner. Prior to commencing construction at Stonebrae, the Guest Builder or Owner must submit to the RWQCB a Change of Information Form (COI), including a revised site map and their name, address, and telephone number. The Guest Builder or Owner shall be responsible for obtaining coverage under the General Permit by filing an NOI, paying applicable fees, developing and implementing a SWPPP that satisfies the requirements of the General Permit and meeting any other requirements imposed by the SWRCB and/or RWQCB. The Guest Builder or Owner shall provide the Master Developer with copies of the COI, NOI, and SWPPP.

If storm water from the Guest Builder's or Owner's construction site runs off onto other portions of the Stonebrae project site, the Guest Builder or Owner shall be responsible for all fines and remedial work imposed or required by the RWQCB or State Water Resources Control Board.

7.12 Hazardous Materials Management

In order to be able to respond to and monitor hazardous material use and/or spills, the Guest Builder, Owner, or herein after the "Contractor" shall comply with the following criteria listed below:

- The Contractor shall provide a contact person and telephone number for a company experienced in emergency response for vacuuming and containing spills of oil or other petroleum products.
- Absorbent sheets will be used for spill prevention and clean up. Several boxes should be located at fuel trucks, storage areas and in maintenance vehicles. Inventories must be maintained as necessary.
- Contractor shall comply with all local, state and federal law regarding the reporting of any spill of hazardous materials on, at or from the site to all appropriate public agencies.
- Contractor shall report all spills of hazardous materials to the Master Developer within 24 hours of the spill.
- Contractor shall take all commercially reasonable steps to contain and remediate any spill of hazardous materials, including the retention of appropriate, licensed emergency response consultant(s).
- The Contractor shall maintain a list of product names and a Material Safety Data Sheet (MSDS) for all hazardous materials used or located on site.
- Before a hazardous material is accepted for use or stored on site, the Contractor shall check to ensure that:
  - The material is stored in an approved container;
  - The container is properly installed in compliance with state and federal law;
  - The container is tightly closed;
  - The container has all required warning labels;
  - The container is inspected for leaks;
  - The container is not being stored in the vicinity of any incompatible material(s);
  - Access to the container is limited to properly trained personnel.
- No hazardous material is to be stored on site overnight.

- Contractor shall provide any and all warnings required by Proposition 65, the Safe Drinking Water and Toxic Enforcement Act of 1986, Cal. Health & Safety Code Sections 25249.5 et seq., for exposures of employees or others to chemicals used or stored on site which are known to the State of California to cause cancer, birth defects or reproductive toxicity.
- Contractor shall comply with all requirements of the Stormwater Pollution Prevention Plan and any other conditions imposed on the project by the Regional Water Quality Control Board.
- All imported soils shall be sampled and determined to be in compliance with applicable local, state and federal environmental standards.
- Contractor shall comply with all local, state and federal law regulating the transport, storage, handling, and disposal of hazardous materials to, at or from the site.

7.13 Excavation and Grading

During construction, erosion must be minimized on exposed cut and/or Fill slopes through proper soil stabilization, water control and revegetation. Grading operations may be suspended by the DRC during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the site restoration/landscaping plans.

Comply with Best Management Practice (BMP) Bay Area Air Quality Management District regulations for PM-10.

7.14 FOUNDATIONS

The Guest Builder is encouraged to seek the assistance of a licensed Soil Engineer to examine and test soil conditions on her/his Lot prior to undertaking any design or construction. Master Developer makes no representations or warranties, expressed or implied, as to the soil conditions.

- The Guest Builder or Owner and the Owner's Architect, Engineer and Contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Guest Builder's or Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any Lot for construction of the intended Improvement.

7.15 LOT SURVEY

Prior to commencement of design, it is the responsibility of the guest builder or owner to obtain a survey by a Surveyor licensed in the State of California to confirm existing grades, tops and toes of slopes and any other features or Lot attributes that would affect the design of any Lot Improvement. See Appendix F, Lot Survey Requirements.

7.16 CONSTRUCTION SCHEDULE

All Improvements commenced on a Lot shall be completed within 18 months after commencement according to approved Final Design Review plans unless an exception is granted in writing by the DRC. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 18-month period, the Master Developer and/or Association may impose a fine of not less than $100.00 per day (or such other reasonable amount as the Master Developer and/or Association may set) to be charged against the Guest Builder or Owner of the Lot or Parcel until construction is resumed or the Improvement is completed, as applicable, unless the Guest Builder or Owner of the Lot or Parcel can prove to the satisfaction of the Master Developer and/or Board that such abandonment is for circumstances beyond the Guest Builder or Owner of the Lot or Parcel's control.

7.17 Damage repair and Restoration

Damage and scarring to other property, including open space, adjacent Parcels, roads, driveways, golf course, Irrigation and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Guest Builder or Owner of the Lot or Parcel.

1. To the Master Developer's satisfaction, revegetate the area disturbed immediately and maintain said vegetation until established; and,

2. Pay any fines imposed by the City of Hayward or other governmental agencies, including but not limited to the California Department of Fish and Game, the U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service, the Regional Water Quality Control Board, Cal EPA or the Bay Area Air Quality Management District, as a result of said violation.

7.18 Project Completion and Close-out

Upon completion of construction, each Guest Builder will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, irrigation and fencing. Any property repair costs as mentioned above, incurred by the DRC, the Master Developer and/or Association, will be taken out of the Builder's Bond or billed to the Guest Builder or Owner.

7.19 Construction Observations

In addition to the building inspections required by the City of Hayward, the following construction observations must be scheduled with the DRC:

1. **Site Observation** – This observation includes review of staking of the Construction Area including all corners of proposed buildings, driveways and extent of grading. In addition, flagging of all areas to be protected will be reviewed. An on-site mock-up for color and materials shall be constructed for approval by the DRC. A full-scale mock-up (minimum 4-feet by 8-feet) shall be constructed which accurately conveys all proposed exterior materials, colors, and detailing, including window, corner and trim details and/or details of areas where one material changes to another. This observation must be approved by the DRC prior to the framing observation.

2. **Framing Observation** – This observation must be done prior to enclosure of exterior walls and roof. Final approval is contingent upon field mock-ups of all colors and materials at the appropriate time in the construction process and in sizes / context that will allow a clear understanding of the final product.

3. **Final Observation** – This observation must be done prior to the Certificate of Occupancy issued by the City of Hayward and may be scheduled when all Improvements, including all structures, landscaping and grading, have been completed.

7.20 Construction Signs

Temporary construction signage will be limited to one sign per Homesite. The sign shall not exceed six square feet of total area, and shall be located within ten-feet of the Construction Site entrance. All construction signs must be reviewed and approved by the DRC prior to installation. Layout for the sign must be submitted to the DRC ten working days prior to a regularly scheduled meeting.

Alternatively, the DRC may require the contractor to construct a standardized construction sign. The contractor should contact the DRC prior to sign fabrication to confirm the required sign type.

7.21 No Pets

Construction personnel are prohibited from bringing pets, particularly dogs, into Stonebrae.

7.22 Security

Security precautions at the Construction Site may include temporary fencing approved by the DRC. Security lights, audible alarms and guard animals will not be permitted.

7.23 Noise

Builder will make every effort to keep noise to a minimum. Radios will not be allowed in order to minimize disturbance to neighbors, golf and wildlife.

7.24 No Smoking

Smoking is only allowed in enclosed vehicles. Fines of up to $1,000 will be taken out of the Builder's Bond or billed to the Owner in the event that smoking occurs out of vehicles on a Construction Site. Warning signs such as "No Smoking or Open Flame Allowed" must be posted at the Construction Site.

7.25 No Firearms

No firearms are allowed in Stonebrae.

7.26 Alcohol/Drugs on Construction Sites

No alcohol or illegal drugs are allowed on Stonebrae property at any time.

7.27 Construction Personnel Conduct

Offensive, loud or unmannerly behavior exhibited by the Builder, its employees or subcontractors is not allowed and will not be tolerated. Builder shall be responsible for the behavior of his employees and subcontractors.

7.28 Conflict between Merchant Builder Contracts and Section 7 of the Design Guidelines

In the event that there is a conflict between a Sales Contract Document between master developer and Guest Builder and this Section 7 of the Design Guidelines, the agreement shall control, provided, however, that during any Construction Activity within Stonebrae, Guest Builders must comply with any and all requirements of the City of Hayward.

Appendix A
Definitions

Unless the context otherwise specifies or requires, the following words or phrases when used in these Design Guidelines shall have the following meanings:

Accessory Structure
Any structure detached from the main Residence a minimum of ten feet.

Architect
A person licensed to practice architecture or landscape architecture in the State of California.

Association
See definition contained in the CC&Rs.

Board
See definition contained in the CC&Rs.

Builder's Bond
The cash deposit that is required to be delivered to the DRC prior to commencing a Construction Activity.

Building Coverage
The total area of a Lot covered by building(s). Measured from outside of all exterior walls at ground level, it includes all exterior stairways, covered parking and walkway areas. It does not include roof overhangs, uncovered walkways, terrace or pool/spa areas or above-grade decks.

Common Areas
See definition contained in the CC&Rs.

Community
All the property, and anything else that is part of the specific areas owned by private Lot Owners, Homeowners association, Common Areas, and golf club within the boundary of the Stonebrae development.

Construction Activity
Any site disturbance, construction, addition or alteration of any building, landscaping or any other Improvement on any Construction Site.

Construction Site
A site upon which Construction Activity takes place.

Construction Vehicle
Any car, truck, tractor, trailer or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Design Guidelines and Regulations
The architectural, design and construction regulations, restrictions and review procedures adopted and enforced by the DRC as set forth in this document and as amended from time to time by the DRC.

Master Developer Design Review Committee (DRC)
The DRC appointed by the Master Developer or The Stonebrae Association Board as provided in the CC&Rs to review and either approve or disapprove proposals and/or plans and specifications for the construction, exterior additions, landscaping, or changes and alterations within Stonebrae.

Excavation
Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching that results in the removal of earth, rock or other substance from a depth of more than 12 inches below the existing surface of the land or any grading of the surface.

Fill
Any addition of earth, rock or other materials to the surface of the land, which increases the existing elevation of such surface.

Final Map
The recorded final Subdivision map or Parcel map for any portion of Stonebrae.

Floor Area
The sum of all horizontal floor areas of a building measured from the outside of all exterior walls and that is a conditioned space.

Guest Builder
A person or entity engaged in the process of constructing any Improvement within Stonebrae. Includes Participating Builder as defined in the CC&R's.

Homeowner
See definition for Owner.

Improvements
Any fixtures affixed to any Lot or Common Area in the Development within the meaning of Civil Code Section 660.

Lot
See definition contained in the CC&Rs.

Master Developer
Stonebrae LP, a Delaware Limited Partnership.

Minimum Floor Area
Minimum Floor Area is described in section 2.6 (Floor Area is defined as in Floor Area, above).

Owner
The Owner or Owners of the fee (perpetual) estate of a Lot in the Development and includes the Master Developer and any participating Builder that owns Lots in the Development.

Parcel
The term "Parcel" shall be those parcels of land, together with any appurtenances, described as Lots subdivided by the Master Developer pursuant to the City of Hayward subdivision approval for Stonebrae.

Paseo
A walkway or pathway set aside for a slow, easy walk outdoors.

Story

That portion of any building (including garage) included between the surface of any floor and the surface of the floor above it, or if there is no floor above, then the space between the floor and the ceiling next above it. Any portion of a Story exceeding 10 feet in height shall be considered as an additional Story for each 10 feet or fraction thereof. If the finished floor level directly above a basement or cellar is more than 6 feet above grade, such basement or cellar shall be considered a Story.

APPENDIX B
APPROVED PLANT LIST

These plants were selected based on the following criteria:

- *Low to moderate irrigation requirements;*
- *Moderate to high wind tolerance;*
- *Low to moderate maintenance requirements;*
- *Moderate to high aesthetic characteristics*
- *Consideration of deer predation;*
- *Low to moderate fire risk;*

Final selection should also consider soil conditions and maintenance issues. The DRC may revise this list over time.

Note: Asterisk (*) indicates plants with high wind tolerance. Use other plants in areas protected from strong westerly winds.

GENUS SPECIES	**COMMON NAME**
TREES (California Native species)	
Lyonothamnus floribundus ssp. asplendifolius	Catalina Ironwood
Myrica californica	Pacific Wax Myrtle
Prunus ilicifolia	Holly Leaf Cherry
Prunus lyonii	Catalina Cherry
Quercus agrifolia*	Live Oak
TREES (Ornamental species)	
Acer buergerianum	Trident Maple
Acer campestre*	Hedge Maple
Acer freemanii x 'Autumn Blaze'	Autumn Blaze Maple (silver/red maple hybrid)
Arbus 'Marina'	Marina hybrid Arbutus
Callistemon viminalis	Weeping Bottlebrush
Carpinus betulus 'Fastigiata'	European Hornbeam
Cercis occidentalis	Western Redbud
Cercis canadensis	Eastern Redbud
Geijera parviflora	Australian Willow
Gingko biloba 'Autumn Gold'	Maidenhair Tree
Koelreuteria panniculata	Golden Rain Tree

GENUS SPECIES	COMMON NAME
Laurus 'Saratoga'*	Saratoga Bay
Ligustrum lucidum*	Glossy Privet
Malus spp.	Flowering Crabapple (disease resistance)
Magnolia grandiflora 'St. Mary & 'Little Gem'	Dwarf & Semi-Dwarf Southern Magnolia
Magnolia soulangeana	
Melaleuca linariifolia*	Flax Leaf Paperback
Melaleuca quinquienervia*	Cajeput Tree
Melaleuca styphelioides*	
Metrosideros excelsus*	New Zealand Christmas Tree
Olea europaea*	Olive (fruitless selection)
Pistacia chinensis	Chinese Pistache
Pittosporum undulatum	Victorian Box
Platanus acerifolia 'Columbia'	London Plane Tree
Podocarpus gracilior	Fern Pine
Prunus cerasifera v. 'Kranter Vesuvious'	Flowering Plum
Pyrus calleryana 'Chanticleer' or 'Aristocrat'	Ornamental Pear
Quercus agrifolia	Coast Live Oak
Quercus ilex*	Holly Oak
Quercus suber	Cork Oak
Rhus lancea	African Sumac
Sequoia sempervirens	Coastal Redwood
Tristania conferta (Lophostemon confertus)	Brisbane Box
Tristania laurina	Swamp Myrtle

MEDIUM STATURE PALMS

Palms may only be used as accents in less visible areas.

Chamaerops humilis	Mediterranean Fan Palm
Erythea edulis	Guadalupe Fan Palm
Trachycarpus fortunei	Windmill Palm

SHRUBS

Arbutus unedo*	Strawberry Tree
Arctostaphylos dens. 'Howard McMinn'	Vine Hill Manzanita
Berberis thunbergii spp.	Japanese Barberry
Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood

GENUS SPECIES	COMMON NAME
Callistemon citrinus	Lemon Bottle Brush
Ceanothus spp.	California Wild Lilac
Cistus ladanifer	Crimson Spot Rockrose
Coprosma 'Vista Verede'*	
Correa spp.*	Australian Fuchsia
Cotoneaster spp.*	(various species and selections)
Elaeagnus pungens*	Silverberry
Escallonia 'Fradesi'*	
Escallonia 'Newport Dwarf' & 'Terri'	Dwarf Escallonia
Euonymus japonica*	
Fejoa sellowiana	Pineapple Guava
Garrya elliptica*	Coast Silktassle
Grevillea spp.	Grevillea
Hakea suaveolens	Sweet Hakea
Hebe spp.*	use Fusarium resistant species
Heteromeles arbutifolia	Toyon
Hypericum 'Hidcote'	
Ilex spp.	Holly (various species and selections)
Juniperus spp.	Juniper (various species and selections)
Lagunaria patersonii*	Primrose Tree
Leptospermum spp.*	Tea Tree
Mahonia aquifolium 'Compacta'	Compact Oregon Grape
Mahonia spp.	Oregon Grape
Myrica californica*	Pacific Wax Myrtle
Myrtus communis	True Myrtle
Nandina domestica	Heavenly Bamboo
Pittosporum crassifolium*	
Pittosporum tobira 'Wheeleri'	Wheeler's Dwarf
Plumbago auriculata	Cape Plumbago
Prunus ilicifolia	Holly Leaf Cherry
Prunus laurocerasus 'Zabelliana'	Zabel Laurel
Prunus lyonii	Catalina Cherry
Punica granatum 'Nana'	Pomegranate
Rhamnus californica spp.	Coffeeberry
Rhaphiolepis indica 'Jack Evans'*	Dwarf Indian Hawthorn
Rhus integrifolia*	Lemonade Bush
Ribes spp.	Currant, Gooseberry
Rosmarinus officinalis*	Rosemary

GENUS SPECIES	COMMON NAME
Rhus integrafolia	Lemondae Berry
Rhus ovata	Sugar Bush
Viburnum tinus 'Dwarf'	Laurustinus
Westringia rosmariniformis*	Coast Rosemary
Xylosma congestum	Shiny Xylosma

GROUNDCOVERS

Acacia redolens	
Arctostaphylos spp.*	Manzanita
Asparagus falcatus	Sickle Thorn Asparagus
Ceanothus spp.*	groundcover forms
Coprosma kirkii*	Creeping Coprosma
Correa pulchella	Australian Fuchsia
Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster
Fragaria chiloensis	Wild Strawberry
Lantana montevidensis	Trailing Lantana
Myoporum parvifolium 'Pacifica'*	
Osteospermum fructicosum*	Freeway Daisy
Rosmarinus officinalis 'Prostratus'*	Trailing Rosemary
Tecomaria capensis*	Cape Honeysuckle

VINES

Clytostoma callistegioides	Violet Trumpet Vine
Clematis armandii and deciduous cultivars	Clematis
Ficus pumila	Creeping Fig
Distictus buccinatoria	Red Trumpet Vine
Gelsemium sempervirens	Carolina Jasmine
Hardenbergia violacea	Lilac Vine
Jasminum spp.	Jasmine
Passiflora	Passion Vine
Parthenocissus tricuspidata	Boston Ivy
Polygonum aubertii*	Silver Lace Vine
Rosa (climbing)	Climbing Rose
Solanum jasminoides	Potato Vine
Tecomaria capensis	Cape Honeysuckle
Trachelospermum jasminoides	Star Jasmine
Wisteria spp.	Wisteria

GENUS SPECIES	COMMON NAME
PERENNIALS & GRASSES	
Achillea millefolium	Common Yarrow
Agapanthus spp.	Lily-of-the-Nile
Asparagus densiflorus	Asparagus Fern (various selections)
Bouteloua grcilis	Blue Gamma Grass
Calamagrostis acutiflora 'Karl Forster'	Feather Reed Grass
Carex conica	Silver Japanese Sedge
Cerastium tomentosum	Snow-in-Summer*
Chrysanthemum frutescens*	Margarite
Chondropetalum tectorum	Cape Reed
Dietes spp.	Fortnight Lily
Echium fastuosum*	Pride of Madera
Eriogonum spp.*	Buckwheat
Epilobium canum	California Fuchsia
Eschscholzia californica	California Poppy
Euphorbia spp.	Euphorbia
Euryops viridis*	
Felicia amelloides*	Blue Margarite
Festuca spp.	Blue Fescue
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hyb.	Daylily
Hesperaloe parviflora	Red Yucca
Heuchera spp.	Coral Bells
Impatiens oliveri*	Poor Man's Rhododendron
Iris douglasiana	Pacific Coast Iris
Lantana spp.	Lantana
Lavandula spp.	Lavender
Limonium perezii*	Statice
Lupinus arboreus	Bush Lupine
Nepeta faassenii	Ornamental Catmint
Ornamental grasses*	various species and selections
Osteospermum fruticosum spp.	African Daisy
Pelargonium spp.*	Geranium
Phormium spp.*	New Zealand Flax
Polystichum munitum	Western Sword Fern
Pratia pedunculata	Blue Star Creeper
Santolina chamaecyparissus / S. viridis*	Lavender Cotton
Solanum spp.	Nightshade
Stachys byzantina	Lamb's Ears
Stipa gigantea	Giant Feather Grass
Teucrium spp.	Teucrium

APPENDIX C
PROHIBITED PLANT MATERIAL LIST

GENUS SPECIES	COMMON NAME
TREES	
Abies spp.	Fir
Acacia spp.	Acacia
Cedrus spp.	Cedar
Chamaecyparis spp. except dwarf	Cypress, Cedar
Cryptomaria japonica except dwarf	Cryptomeria
Cupressus spp.	Cypress
Cupressocyparis	Cypress
Eucalyptus spp.	Eucalyptus or Gum
Juglans hindsii/nigra	Black Walnut
Larix spp.	Larch
Palms (large)	Palm
Picea spp.	Spruce
Pinus spp. (including dwarf mugo)	Pine
Schinus spp.	Pepper Tree
Tamarix spp.	Tamarisk
Taxodium spp.	Bald Cypress
Taxus spp. except dwarf	Yew
Thuja spp.	Arbor-Vitae
Tsuga spp.	Hemlock
SHRUBS	
Adenostoma fasciculatum	Chamise, Greasewood
Adenostoma sparsifolium	Red Shanks
Artemesia californica	California Sagebrush
Baccharis pilularis consanguinea	Coyote Brush
Cytisus, Genista, Spartium	Brooms
Dodonaea viscose	Hopseed Bush
Erigonum spp.	Buckwheat
GROUNDCOVERS	

GENUS SPECIES	COMMON NAME
Baccharis spp. (when overgrown)	Coyote Bush

PERENNIALS

Bamboo spp.	Bamboo
Cortaderia selloana	Pampas grass
Miscanthus spp.	Grasses
Muehlenbergia spp.	Deer Grasses
Pennisetum setaceum	Fountain Grasses
Salvia melilifera	Black Sage

Appendix D
Stonebrae Master Color Pallete

All colors based on Benjamin Moore Paints. Substitutions may be allowable based on builder requests. *Note: Colors may change depending on printer. Please see Benjamin Moore sample booklets for accurate paint colors.*

Paint Colors

Roofing Colors

APPENDIX F
LOT SURVEY REQUIREMENTS

The following information shall be included in all surveys of individual Lots at Stonebrae. These standards will allow for easier review and coordination of the designs within the entire project.

All drawings should be drawn in AutoCAD R14 or later with the coordinate system and vertical datum conforming to the project engineer's coordinate system, which will be provided at the request of the surveyor. All AutoCAD entities (line types, colors, etc.) to be 'by layer.' All line type scales set at 1. Survey drawn at 1/1 formatted in architectural units. The survey is to be plotted at 1"= 20' for review purposes. X-refs should be placed on individual specific layers (i.e., x-diagram).

The following items should be shown on separate layers: property boundaries; building setbacks; easements; all utilities including but not limited to the following:

- Electrical
- Potable water
- Gas
- Fiber optics/Cable TV lines

At a minimum, the following will be shown on the survey and extend 20 feet past the property boundary on all sides:

- Property boundaries
- Street edge of pavement
- Easements
- Utilities and/or site features
- One foot topographic information

- Location and finished floor of existing structures on adjacent Lots
- Existing vegetation, particularly in the golf course or in Developer-landscaped areas.
- Location of existing lakes (if applicable)
- Rock outcrops with spot grades at base and high points (if applicable)
- Existing trees with spot grades at trunk. Type of tree to be shown with trunk diameter and approximate height and spread canopy
- Existing walls with TW and BW grades, if any
- Edges of existing pavement

All Lots are to show grades drawn with polylines in the following manner: 1-foot contours and 10-foot contours shown on separate layers with zero width to polylines.

Other information may be required by the permitting authorities, and it is the Lot surveyor's responsibility to ensure that the survey meets those requirements.

APPENDIX G
SUPPORTING DOCUMENTS

These Guidelines are a supplement to the Uniform Building Code, as adopted by the City of Hayward and the City of Hayward Zoning Ordinance. These Guidelines are supported by the following project specific documents and may be amended from time to time to reflect current conditions or updated data. This Design Guidelines for the Tentative Map/Precise Plan will be refined with the project's Development Plan.

a. Approved Village A Improvement Plans dated July 27, 2005.

b. Stonebrae Master Declaration of Restrictions (CC&Rs), A Master Planned Community, Law Office of Jeffrey G. Wagner, May 10, 2005.

c. The Blue Rock Country Club Precise Development Plan and Vesting Tentative Map, both dated July 2002 as approved in September 2002.

d. The Blue Rock Country Club Conditions of Approval, City of Hayward, January 27, 1998 as modified in September 2002.

e. Mitigation and Monitoring Plan, Volumes I and II, LSA Associates, May 16, 2002.

f. Final Stormwater Runoff Modeling Report, Balance Hydrologics, June 2002.

g. Draft Final Baseline Hydrology Report, Balance Hydrologics, June 2002.

h. Tree Inventory and Tree Preservation and Management Plan, MacNair & Associates, February 8, 2002.

i. Guide for Protecting and Maintaining Native Oak Trees, MacNair & Associates, May 2005.

j. Conceptual Fuel Management Plan for Blue Rock Country Club, Hayward, California, Hunt Research Corporation, April 2001.

k. Homeowners Wildland Fire Safety Risk Disclosure and Guide for Blue Rock Country Club, Hayward, California, Hunt Research Corporation, April 2001.

l. Updated Noise Assessment for Blue Rock Country Club, Hayward, California, Geier & Geier Consulting, December 2000.

m. Supplemental Geological Report, ENGEO Incorporated, December 6, 2000.

n. Modified Phase One Environmental Site Assessment - Blue Rock Elementary School, ENGEO Incorporated, May 15, 2000.

o. Modified Phase One Environmental Site Assessment - Village A, ENGEO Incorporated, December 13, 2000.

p. Foundation Exploration - Blue Rock Clubhouse, ENGEO Incorporated, December 2000.

q. Geotechnical Exploration - Zone 1285 Water Tank, ENGEO Incorporated, December 11, 2000.

r. Geotechnical Exploration - Zone 1500 Water Tank, ENGEO Incorporated, December 11, 2000.

s. Seismic Review of 1285 and 1530 Zone Reservoir, ENGEO Incorporated, March 30, 2001.

t. Foundation Review of Golf Course Bridges, ENGEO Incorporated, March 16, 2001.

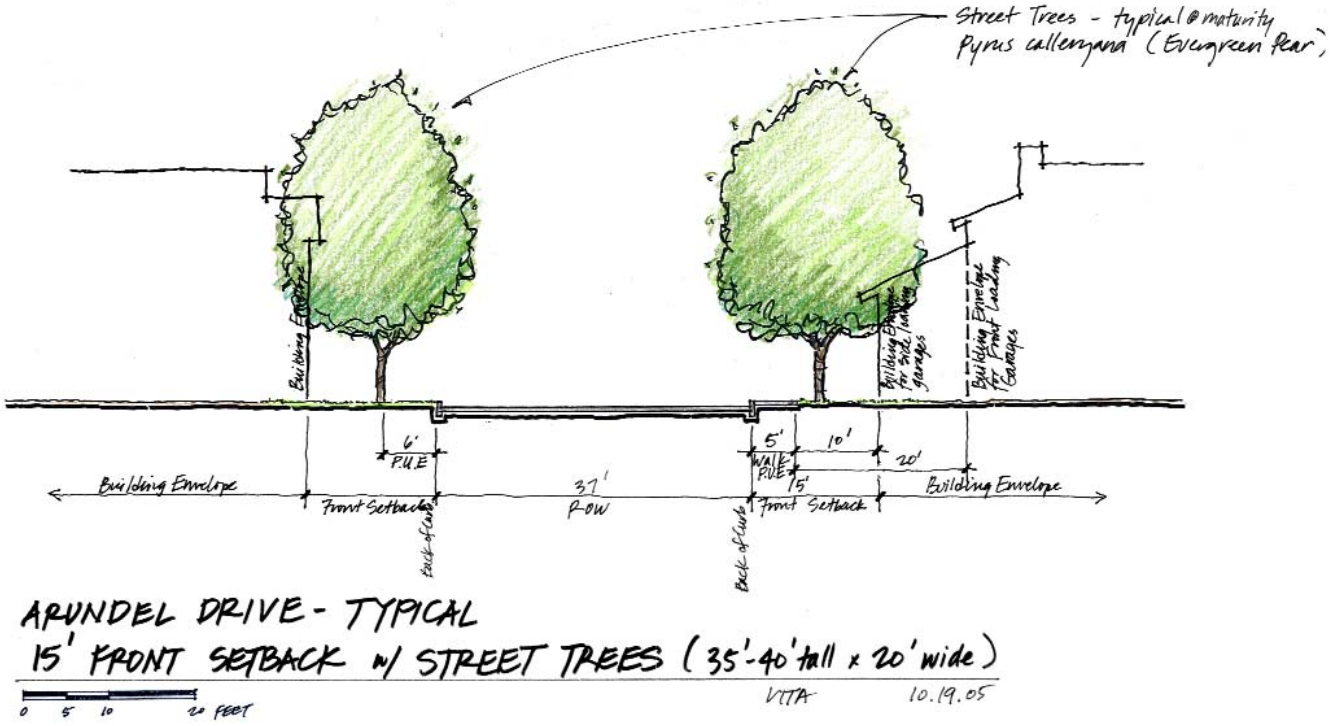
u. Stormwater Pollution Prevention Plan, ENGEO Incorporated, August 2005.

v. Slope Management Program, ENGEO Incorporated, March 14, 2005.

w. Earthquake Hazard Pamphlet. (W.I.P.)

x. Mitigation Monitoring Program - Blue Rock Country Club Project, adopted by the City of Hayward on January 13, 1998.

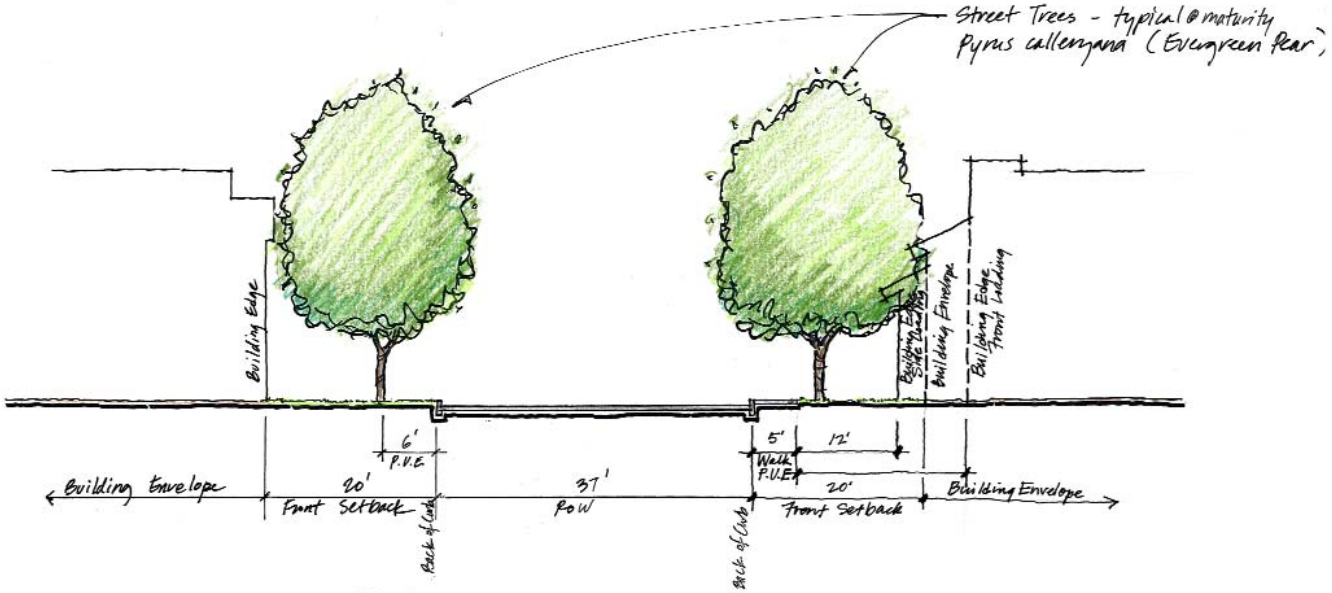
Appendix H



ARUNDEL DRIVE - TYPICAL
15' FRONT SETBACK w/ STREET TREES (35'-40' tall x 20' wide)

0 5 10 20 FEET

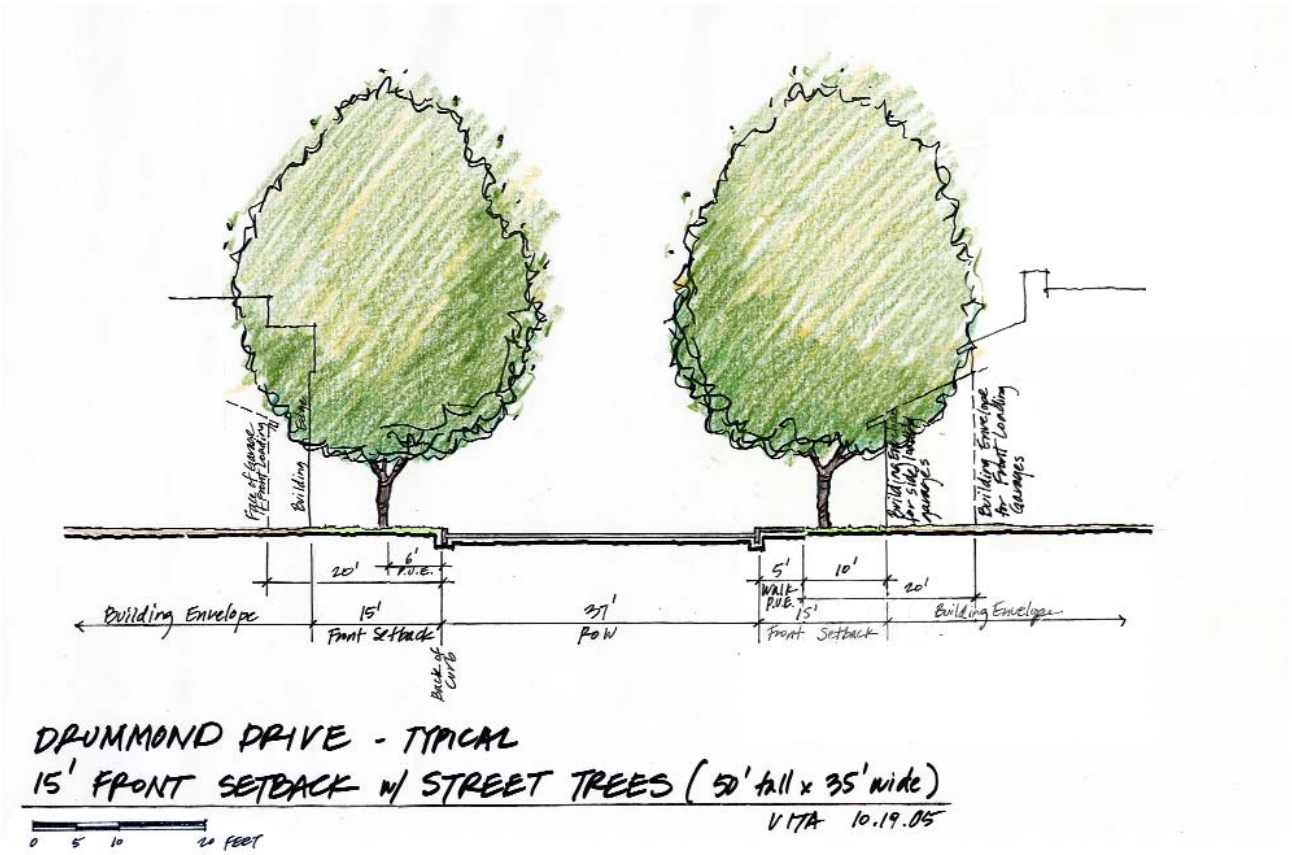
VITA 10.19.05

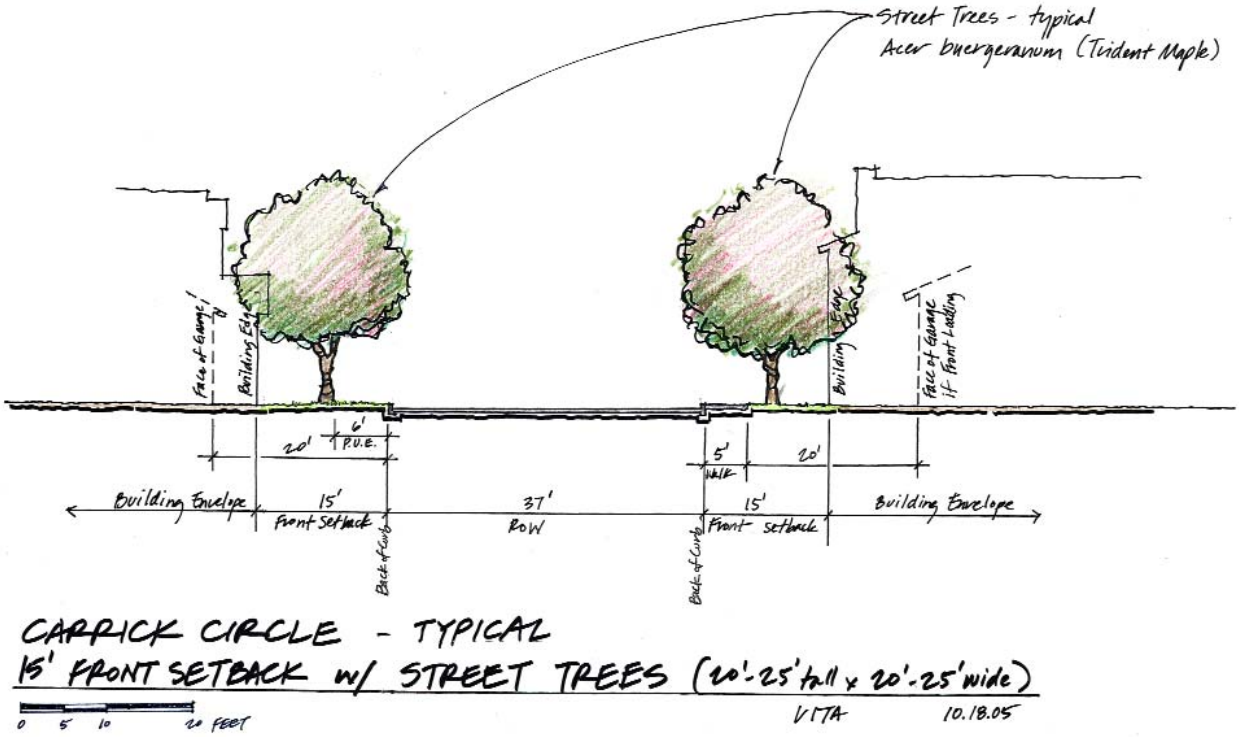


ARUNDEL DRIVE - TYPICAL
20' FRONT SETBACK w/ STREET TREES (35'-40' tall x 20' wide)

0 5 10 20 FEET

VITA 10.19.05





Note: There are no side loading garages on Carrick Circle.